

SHOP TO LET - Incentives Available

Aldershot – 37 Union Street, GU11 1EP

**Mason
Partners**



Location

Aldershot is located in Hampshire, approximately 10 miles west of Guildford. It has a population of approximately 57,000 inhabitants (2011 Census).

The subject property occupies a prime location beside the entrance to The Wellington Centre with nearby occupiers including EE, JD Sports and Card Factory.

Accommodation

The property is arranged over ground floor only with the following approximate areas:-

| | | |
|--------------|-----------|-------------|
| Ground Floor | 852 sq ft | (79.2 sq m) |
|--------------|-----------|-------------|

The unit has the benefit of A3 consent and would be well suited for café operators.

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£25,000 per annum exclusive.

Service Charge

In addition to rent, a service charge is also payable which is currently £1,500 per annum exclusive and subject to change.

Rates

Rates Payable £7,390

Interested parties are advised to verify these figures with the Local Authority.

EPC

An Energy Performance Certificate is available on request.

Legal Costs

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

Contact - Strictly via joint agents: -

Mason Partners LLP – 0207 495 1971
Paul Sirrell – paulsirrell@masonpartners.com

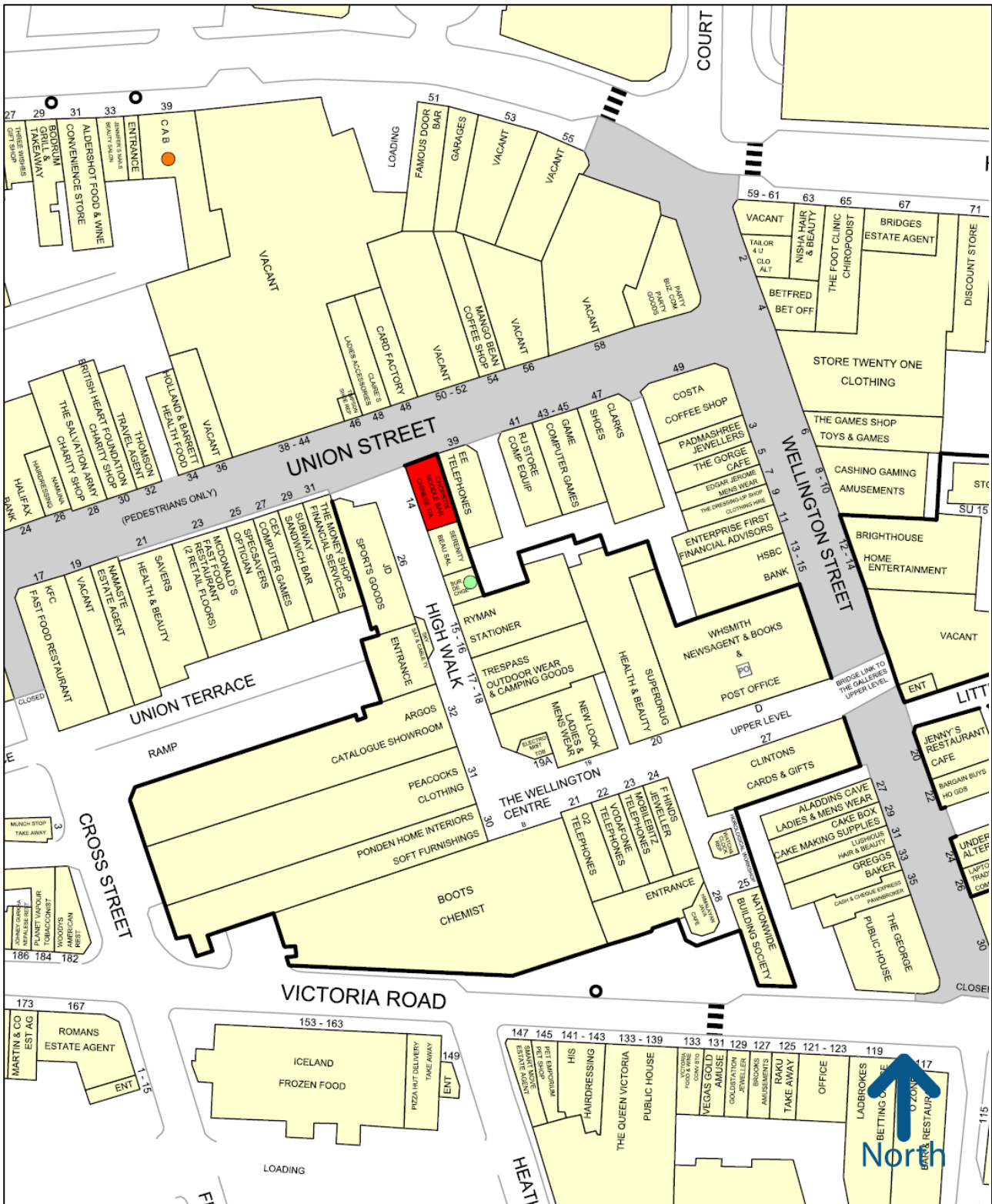
London Clancy - 01256 462222
Russell Ware - russellware@londonclancy.co.uk

SUBJECT TO CONTRACT

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Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

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