

PROMINENT DOUBLE FRONTED SHOP SET IN A GOOD TOWN CENTRE TRADING POSITION

TO LET

973 ft² (90.39m²) Plus Basement

10 UNION STREET, ALDERSHOT, GU11 1EG



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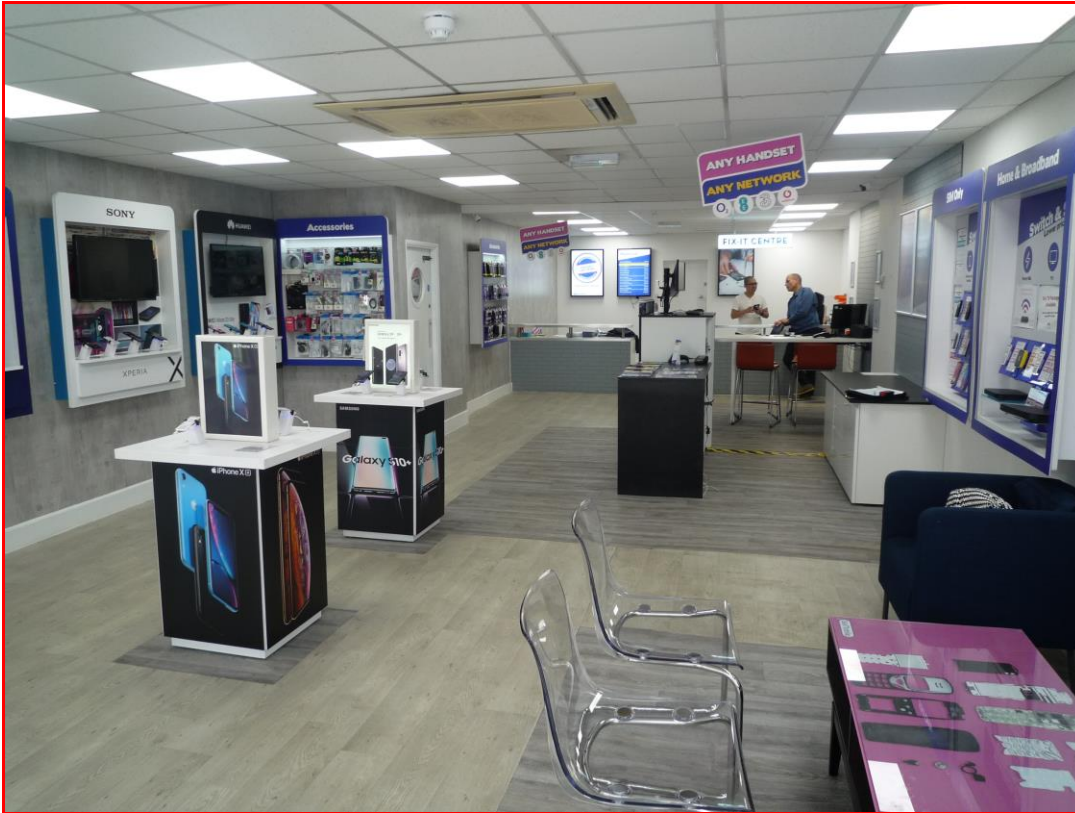
- ▶ **Town Centre Double Fronted Shop**
- ▶ **Suspended Ceiling with Inset LED Lighting**
- ▶ **Air Cooling Cassette**
- ▶ **Laminate Flooring**
- ▶ **Kitchen and Toilet Facility**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The premises are located in the busy pedestrianised shopping centre of Aldershot Town Centre, surrounding occupiers include Coral, Poppins, Phyllis Tuckwell, PDSA, KFC, Caffè MACCHIATO, ShoeZone etc.



DESCRIPTION

The shop is a double fronted retail unit ready for trading and includes suspended ceilings with inset LED lighting, Laminate Flooring. To the rear of the property there are kitchen/toilet facilities and a large lobby area that allows a small amount of storage.

SCHEDULE OF APPROXIMATE FLOOR AREAS

Main Retail Area	973 ft ²	90.39 m ²
Basement	240 ft ²	22.34 m ²
Total Area	1,213 ft²	112.73 m²
Internal Width	20 ft 2"	6.15 m
Shop Area Depth	52 ft 4"	16.00 m

LEASE

The premises are available on a new lease with length of lease term by agreement.

RENT

A rent of £16,500 pax. We understand from our client that VAT is not chargeable on the rent.

SERVICE CHARGE

We understand from our clients that a service charge will apply, but will be carried out on the basis of reclaiming costs in connection with the repair and maintenance to the exterior of the building overall, as and when necessary.

BUILDINGS INSURANCE

Approximately £880 for one year.

POSSESSION To be confirmed.

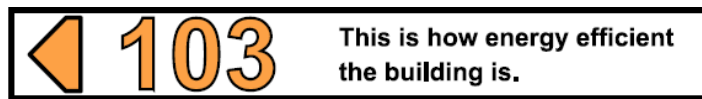
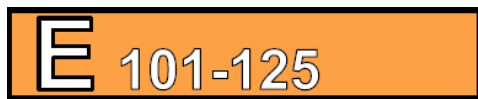
BUSINESS RATES

The rateable value of the property is £10,000 which equates to approximately £4,910 payable for the year 2019/2020. **However, if the property is to be your only commercial premises, then you will benefit from the small business rates relief meaning that you will not currently pay any business rates.**

LEGAL COSTS

Each party to bear their own legal costs in the matter.

ENERGY PERFORMANCE CERTIFICATE



VIEWING

Strictly by appointment with the **Sole Agent:**

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