

# SHOP WITH UPPER PARTS

## TO LET

3,377 ft<sup>2</sup> (313.7 m<sup>2</sup>)

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**12-14 UNION STREET, ALDERSHOT, GU11 1EG**

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- ▶ **FLEXIBLE LEASE TERMS**
- ▶ **GROUND FLOOR AREA 2,138 ft<sup>2</sup> (198.6 m<sup>2</sup>)**
- ▶ **FIRST FLOOR ANCILLIARY (offices, stores, flat)  
(subject to planning permission) – 1,239 ft<sup>2</sup> (115.1 m<sup>2</sup>)**
- ▶ **PROMINENT POSITION IN THE PEDESTRIANISED UNION STREET**
- ▶ **CLOSE TO CAR PARKS**
- ▶ **CLOSE to Carphone Warehouse, Shoe Zone, Halifax bank and KFC**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

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 situated towards the western end of Union Street, which is Aldershot's principal retailing thoroughfare. Nearby occupiers include The Carphone Warehouse, Shoe Zone, Halifax and KFC. Aldershot is located approximately 40 miles southwest of London and 10 miles west of Guildford with easy access via the M3 Junction 4 and the A331 Blackwater Valley Relief Road.

## DESCRIPTION

A ground floor shop with ancillary offices/storerooms over. The upper parts could be converted to residential use subject to planning permission. This is rear pedestrian access.

## ACCOMMODATION

Floor Areas

Ground floor shop

Internal width 30' (9.14 m)

Shop depth 73' (22.25 m)

Total Ground Floor Area 2,138 sq ft (198.6 sq m)

First floor ancillary offices/storerooms 1,239 sq ft (115.1 sq m)

**TOTAL FLOOR AREA 3,377sq ft (313.7 sq m)**



## RENT/TERMS

£25,000 per annum, exclusive.

A new flexible lease is available for a term to be agreed on a fully repairing and insuring basis, subject to periodic rent reviews.

## RATES

### 2019/20

Rateable Value:	£15,250
Uniform Business Rates (2017/18)	£49.1p/£
Rates payable (estimated)	£7,487.75

*These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority.*

*If this is to be your only commercial property, then you will qualify for small business rates relief which at this level will mean that you will be exempt from paying any business rates, however, it is recommended interested parties should make their own enquiries with the Local Rating Authority.*

## LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.

## ENERGY PERFORMANCE CERTIFICATE

E-112

## VIEWING

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

Keith Harpley  
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## REF

21/025C

# FLOORPLAN

