

# GROUND FLOOR SHOP /OFFICE PREMISES

## Now with Class E Use



## TO LET

940 ft<sup>2</sup> (87.32 m<sup>2</sup>)

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## SADDLERS COURT, 92 READING ROAD, YATELEY, HAMPSHIRE, GU46 7RX

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- ▶ **SHOP/OFFICE IN THE HEART OF THE VILLAGE**
- ▶ **NEW FLEXIBLE LEASE AVAILABLE**
- ▶ **CAR PARKING FOR 1 AT THE FRONT**
- ▶ **TOILET (not fitted) AND STAFF ROOM**
- ▶ **LOCKABLE STRONG ROOM/WALK IN SAFE (Previously Lloyds Bank)**

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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

Saddlers Court is located in the town of Yateley. Yateley is located within Hampshire and close to the borders of both Surrey and Berkshire. Camberley is 4 miles to the East; Fleet is 5.5 miles to the South and Reading 12 miles to the North. Junctions 4 and 4a of the M3 are both within a few miles leading to Basingstoke/Southampton and London providing easy access to the M25.

## DESCRIPTION

Saddlers Court is a mixture of offices, shops and residential within an attractive courtyard. The Shop/Office at ground floor is currently being renovated.

Nearby occupiers include the following: 1<sup>st</sup> Chiropractic, Elmbank Mortgages, Kynock Vets Yateley, One Stop, KFC, Lloyds Pharmacy, Greggs etc.

## FLOOR AREAS

Shop/Office Suite                      940 sq ft    [87.32 sq m]

## PLANNING

With effect from 1<sup>st</sup> September 2020 the ground floor offices now have the new Use Class of E, see below:-

Use	Currently defined Use Class	New Use Class
Retail/shops	A1	E
Financial & Professional Services	A2	
Food and Drink	A3	
Offices, R&D and light industrial	B1	
Clinic, Health Centres, Creches, Day Nurseries	D2	
Gyms, indoor activities	D1	

## RENT/TERMS

Offers invited in the region of £19,000 per annum exclusive.

Available now on a new fully repairing and insuring lease for a term to be agreed subject to periodic rent reviews.



Communal gardens at front of property



## RATES

Rateable Value:	£TBC
Uniform Business Rates (2021/22)	£49.9p/£
Rates payable (estimated)	£TBC

*These figures are not to be relied upon and 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



## VIEWING

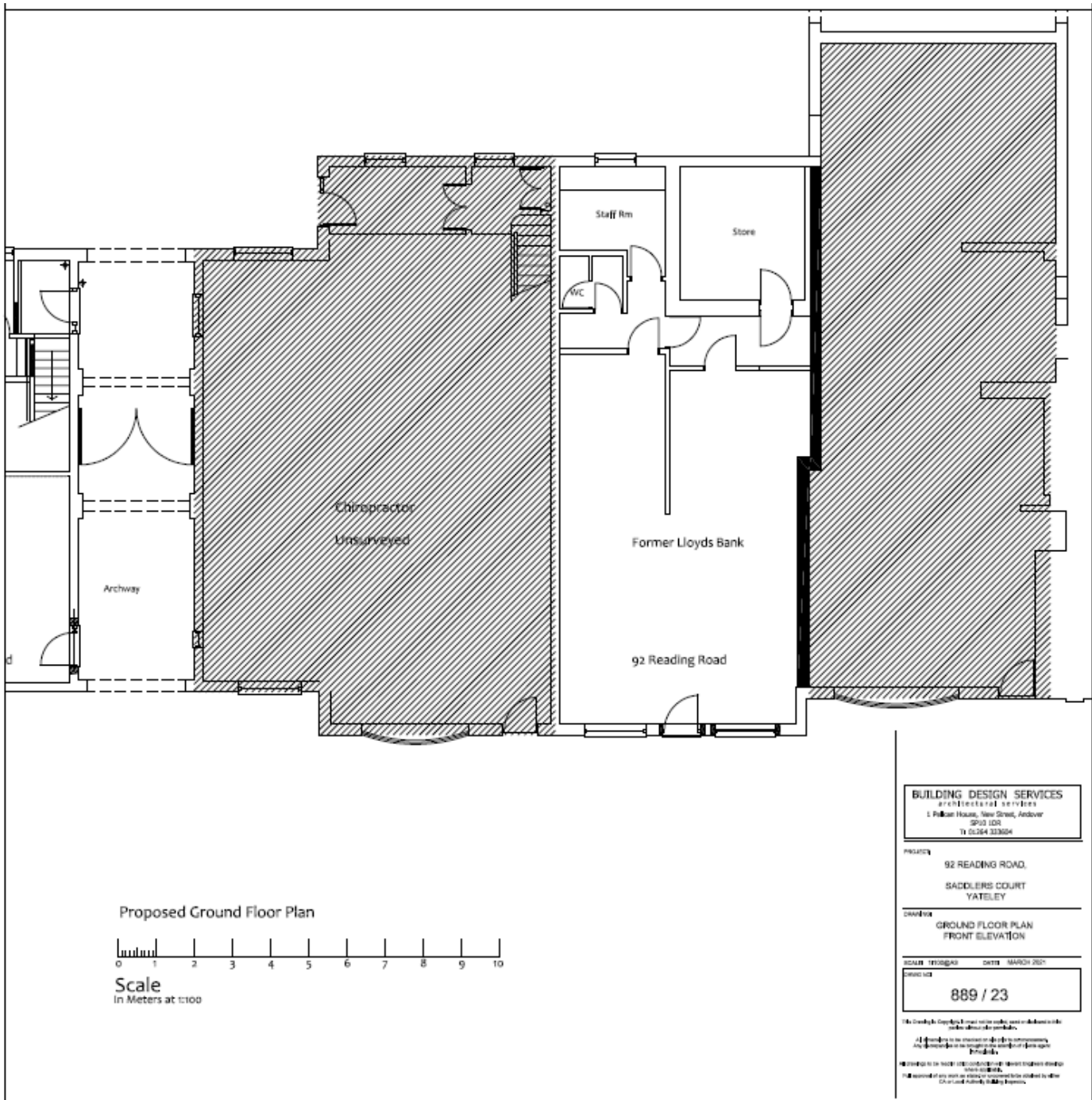
Strictly by appointment with the **Sole Agent**:

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**REF:** 21/018C



Proposed Ground Floor Plan



Scale  
In Meters at 1:100

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**PROJECT**  
 92 READING ROAD,  
 SADDLERS COURT  
 YATELEY

**DESCRIPTION**  
 GROUND FLOOR PLAN  
 FRONT ELEVATION

**SCALE** 1:100 (PLAN) DATE: MARCH 2017

**PROJECT NO**  
 889 / 23

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