

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

TO LET

973 ft² (90.39m²) Plus Small Basement

10 UNION STREET, ALDERSHOT, GU11 1EG



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- ▶ **Town Centre Double Fronted Shop**
- ▶ **Suspended Ceiling with Inset Lighting**
- ▶ **Kitchen and Toilet Facility**
- ▶ **Rear Pedestrian Access and Use of a Parking Space**

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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 within the busy pedestrianised shopping centre of Aldershot Town, surrounding occupiers include Coral, Poppins, Phyllis Tuckwell, PDSA, KFC, McDonald's etc.

DESCRIPTION

The shop is a double fronted retail unit which will be free for occupation in February 2025 or possibly sooner by agreement. Specification includes suspended ceilings with inset lighting and 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. The property has a rear pedestrian access and the use of a parking space.





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 £18,750 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 split on a 50% basis with the upper floor, as and when necessary.

BUILDINGS INSURANCE

Approximately £650 for one year.

POSSESSION The property is currently let until February 2025.

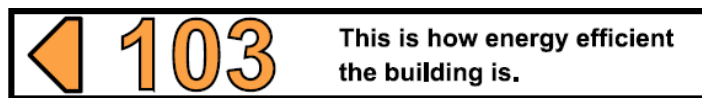
BUSINESS RATES

The rateable value of the property is £11,250 which equates to approximately £5,512 payable for the year 2024/2025. **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. We recommend that interested parties contact Rushmoor Borough Council for direct confirmation.**

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)



VIEWING

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

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