

ON INSTRUCTIONS FROM SOUTHERN COOPERATIVE DUE TO STORE RELOCATION POPULAR NEIGHBOURHOOD RETAIL UNIT(S) With potential for Hot Food Restaurant/ Takeaway Use (Subject to Planning)

TO LET

Available from 1,223 sq ft [113.6 sq m] to a
combined total of 2,773 sq ft [257.6 sq m] NIA



1 & 2 Ridgeway Parade

**The Verne
Church Crookham
Hampshire
GU52 6NY**

LOCATION

The premises are situated within a neighbourhood shopping parade in the heart of Church Crookham being an affluent village with close connections to Fleet town centre.

From the M3 motorway exit at Junction 5 (Hook), take the first exit and proceed along the A287 for 5 miles and turn left into Redfield Lane. Follow the Aldershot Road, turn left opposite into The Verne and follow the road, The Parade is approximately 400 yards on the left hand side facing Chesilton Crescent and The Verne.

Junction 4 of the M3 is just 2.6 miles from Church Crookham; Fleet railway station which is only 2 miles distant offers fast regular services to London Waterloo (approx. 40 minutes).

DESCRIPTION

The subject property is a double retail unit with ancillary parts which have been combined to form one retail unit. The premises each benefit from rear servicing and car parking behind. This double unit is set within a popular parade of shops with nearby occupiers including Sue Ryder Charity Shop, The Verne Dental Surgery, The Verne Fish & Chips, Satin Hair Salon, Verne Express Convenience Store, Sun Love Tanning Salon, Little Monsters Day Nursery and Pre-School, The New Happy Fountain Chinese Takeaway.

Generous customer car parking is provided within the laybys around The Verne.

FLOOR AREAS

Unit 1

Retail	962 sq ft	89.4 sq m
Ancillary stores/office	588 sq ft	54.6 sq m
TOTAL NIA	1,550 sq ft	144.0 sq m

Unit 2

Retail	980 sq ft	91.0 sq m
Ancillary stores	243 sq ft	22.6 sq m
TOTAL NIA	1,223 sq ft	113.6 sq m
COMBINED TOTAL NIA	2,773 sq ft	257.6 sq m

LEASES

Each of the premises is held under two separate leases as follows: -

Unit 1

Term of 25 years granted from 18th January 2010 at a passing rent of £20,000 pax, drawn on FRI terms and 5 yearly rent reviews. The lease permits A1, A3 & A5 uses (subject to the Landlords approval not to be unreasonably withheld). The lease is subject to tenant only breaks at 17th January 2025 and 17th January 2030.

Unit 2

Term of 25 years granted from 18th January 2010 at a current passing rent of £25,800 drawn on effective FRI terms and 5 yearly rent reviews. The lease permits A1, A3 and A5 uses (subject to Landlords approval not to be unreasonably withheld). The lease is subject to tenant only breaks on 17th January 2025 and 17th January 2030.

Our client will consider assigning each of their leasehold interest or granting a new sub lease on terms to be agreed (outside the Landlord & Tenant Act 1954).

EPC

Awaited

RATES

2017 Draft Valuation

Rateable Value	£22,500
Uniform Business Rate	46.6p/£
Rates Payable (estimated)	£10,485

These figures have been sourced using the VOA website and are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority, Hart District Council on 01252 622122.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction on completion. The acquiring party is to contribute 50% towards the superior landlords' costs and payable if a transaction completes or not.

VIEWING

Strictly by appointment through the sole agent:

Russell Ware

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