

## ON INSTRUCTIONS FROM SOUTHERN COOPERATIVE DUE TO STORE RELOCATION

### POPULAR NEIGHBOURHOOD RETAIL UNIT

*With potential for Hot Food Restaurant/ Takeaway Use  
(Subject to Planning)*

# TO LET

**Total GIA 1,223 sq ft [113.6 sq m]**



**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 former double retail unit with ancillary parts which have recently been divided back to 2 shop units. The premises benefit from rear servicing and car parking behind and a single garage. This 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 and soon to be next door Pizza Time.

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

## FLOOR AREAS

<b>TOTAL GIA</b>	<b>1,223 sq ft</b>	<b>113.6 sq m</b>
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## LEASE

The premises are held under a lease as follows: -

Term of 25 years granted from 18<sup>th</sup> 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 17<sup>th</sup> January 2025 and 17<sup>th</sup> January 2030.

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

## EPC

The premises have been given an Energy Performance Rating of C - 58.

## RATES

### 2017 Draft Valuation

To be re-assessed following division works.  
*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**

**London Clancy**

**01256 462222**

[russellware@londonclancy.co.uk](mailto:russellware@londonclancy.co.uk)

