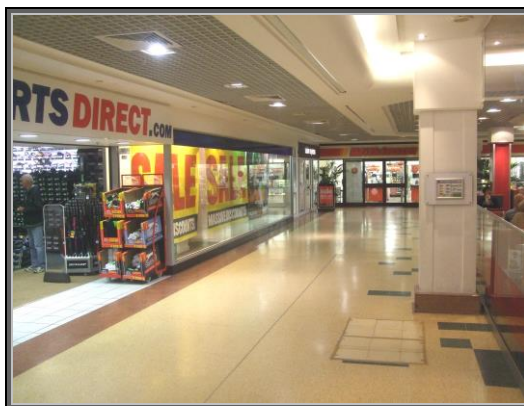


# PRIME RETAIL UNIT TO LET

950 sq ft [88.3 sq m]

Opportunity to combine neighbouring units offering  
up to 2,453 sq ft [227.9 sq m]

Incentives  
Available



**UNIT 3 LOW WALK, THE WELLINGTON CENTRE, ALDERSHOT, GU11 1DB**

- ▶ **BUSY PITCH ON THE LOW WALK**
- ▶ **NEARBY RETAILERS INCLUDE LIDL, WILKINSONS, AND THE NEWLY OPENED SPORTS DIRECT AND WIMPY FOOD COURT.**
- ▶ **PRIME SHOPPING CENTRE WITH AN AVERAGE FOOTFALL OF 88,000 PER WEEK**
- ▶ **NEW FLEXIBLE LEASE TERMS**

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Camberley GU15 3YY  
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Southampton SO15 2AA  
Tel: +44 (0)2380 330442

## Winchester

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SO23 9EH  
Tel: +44 (0)1962 607080

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

**Commercial Property  
Consultants**

**Chartered Surveyors**

### 3 Low Walk, The Wellington Centre, Aldershot, GU11 1DB

<b>LOCATION</b>	The premises occupy a prime location on the Low Walk adjacent to Sportsdirect.com and Wilko, Wimpy food court and Lidl supermarket. The Wellington Centre benefits from an average footfall of approximately 88,000 per week.									
<b>DESCRIPTION</b>	<p>The property is arranged over ground floor sales with an approximate gross internal area of <b>950 sq ft. [88.3 sq m]</b>.</p> <p>The neighbouring units 2 &amp; 4 Low Walk are available which offers a total floor area of 2,453 sq ft [227.9 sq m]. Further details are available upon request.</p>									
<b>TERMS</b>	The premises are available on a new lease for a term of years to be agreed between the parties.									
<b>RENT</b>	£15,500 per annum exclusive.									
<b>SERVICE CHARGE</b>	In addition to the rent a service charge is also payable, details upon application.									
<b>RATES</b>	<p>The current Rateable Value as listed on the Valuation Office Agency website reflects -</p> <table><tr><td>Rateable Value</td><td>-</td><td>£13,750</td></tr><tr><td>Uniform Business Rate</td><td>-</td><td>47.1p/£</td></tr><tr><td>Rates Payable</td><td>-</td><td>£6,476.25</td></tr></table> <p>These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority.</p>	Rateable Value	-	£13,750	Uniform Business Rate	-	47.1p/£	Rates Payable	-	£6,476.25
Rateable Value	-	£13,750								
Uniform Business Rate	-	47.1p/£								
Rates Payable	-	£6,476.25								
<b>LEGAL COSTS</b>	Each party to bear their own legal costs involved in this transaction.									
<b>ENERGY PERFORMANCE RATING</b>	Awaited									
<b>VIEWING</b>	Strictly by appointment, through the joint sole agents									

**JEMMA FERN**  
**THE WELLINGTON ALDERSHOT**  
☎ 07876 144417

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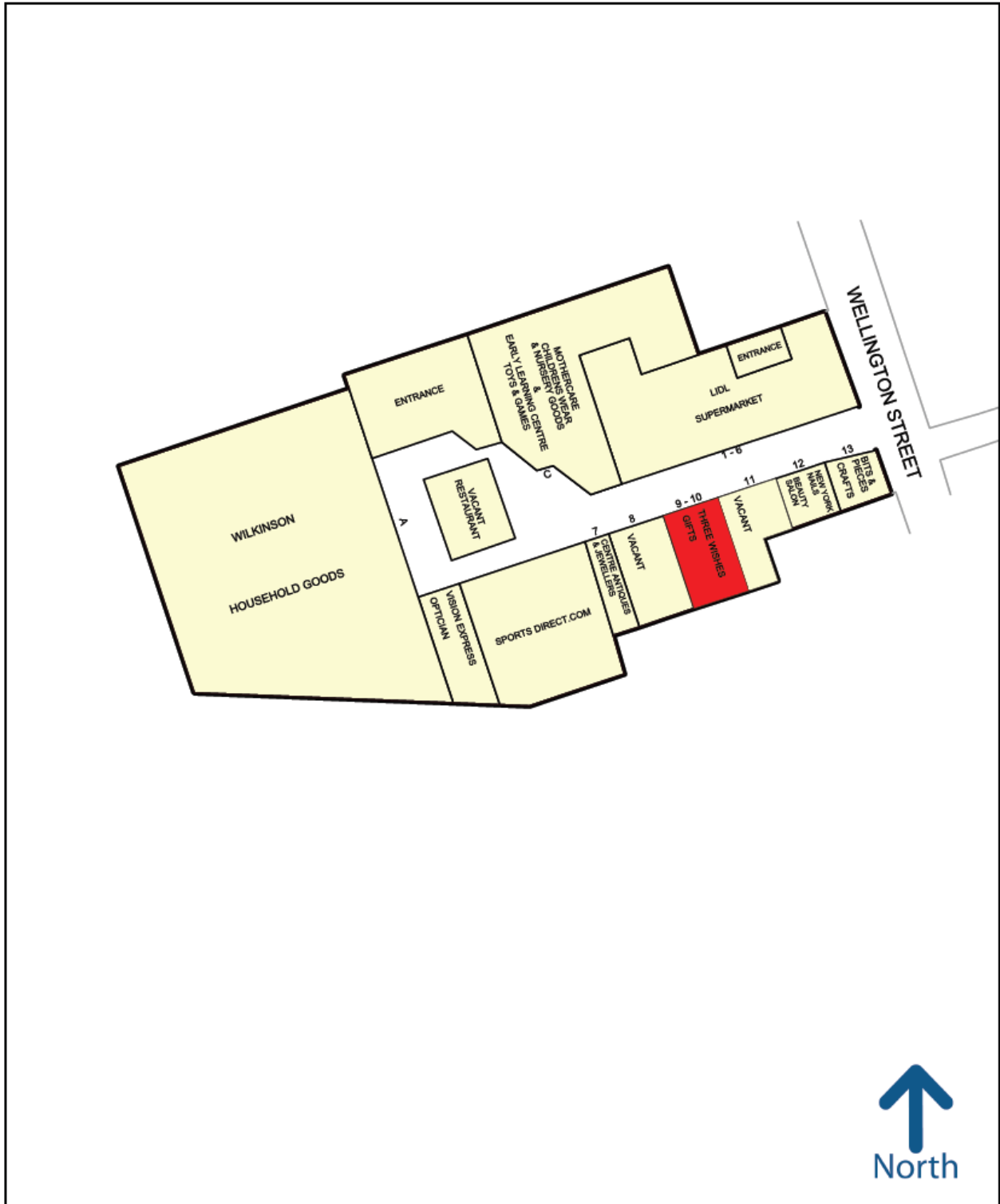
[russellware@londonclancy.co.uk](mailto:russellware@londonclancy.co.uk)



[www.thewellingtoncentre.co.uk](http://www.thewellingtoncentre.co.uk)

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50 metres

Experian Goad Plan Created: 10/07/2014  
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