

PRIME RETAIL UNIT TO LET

540 sq ft [50.2 sq m]



UNIT 2 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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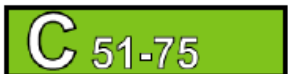

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Tel: +44 (0)1962 607080

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**Commercial Property
Consultants**

Chartered Surveyors

LOCATION	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.						
DESCRIPTION	The property is arranged over ground floor sales with an approximate gross internal area of 540 sq ft. [50.2 sq m] .						
TERMS	The premises are available on a new lease for a term of years to be agreed between the parties.						
RENT	£9,950 per annum exclusive.						
SERVICE CHARGE	In addition to the rent a service charge is also payable, details upon application.						
RATES	<p>The current Rateable Value as listed on the Valuation Office Agency website reflects -</p> <table><tr><td>Rateable Value</td><td>£12,250</td></tr><tr><td>Uniform Business Rate</td><td>48.2p/£</td></tr><tr><td>Rates Payable</td><td>£5,904.50</td></tr></table> <p><i>These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority.</i></p>	Rateable Value	£12,250	Uniform Business Rate	48.2p/£	Rates Payable	£5,904.50
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Uniform Business Rate	48.2p/£						
Rates Payable	£5,904.50						
LEGAL COSTS	Each party to bear their own legal costs involved in this transaction.						
ENERGY PERFORMANCE RATING	<div></div> <div> This is how energy efficient the building is.</div>						
VIEWING	Strictly by appointment, through the joint sole agents						

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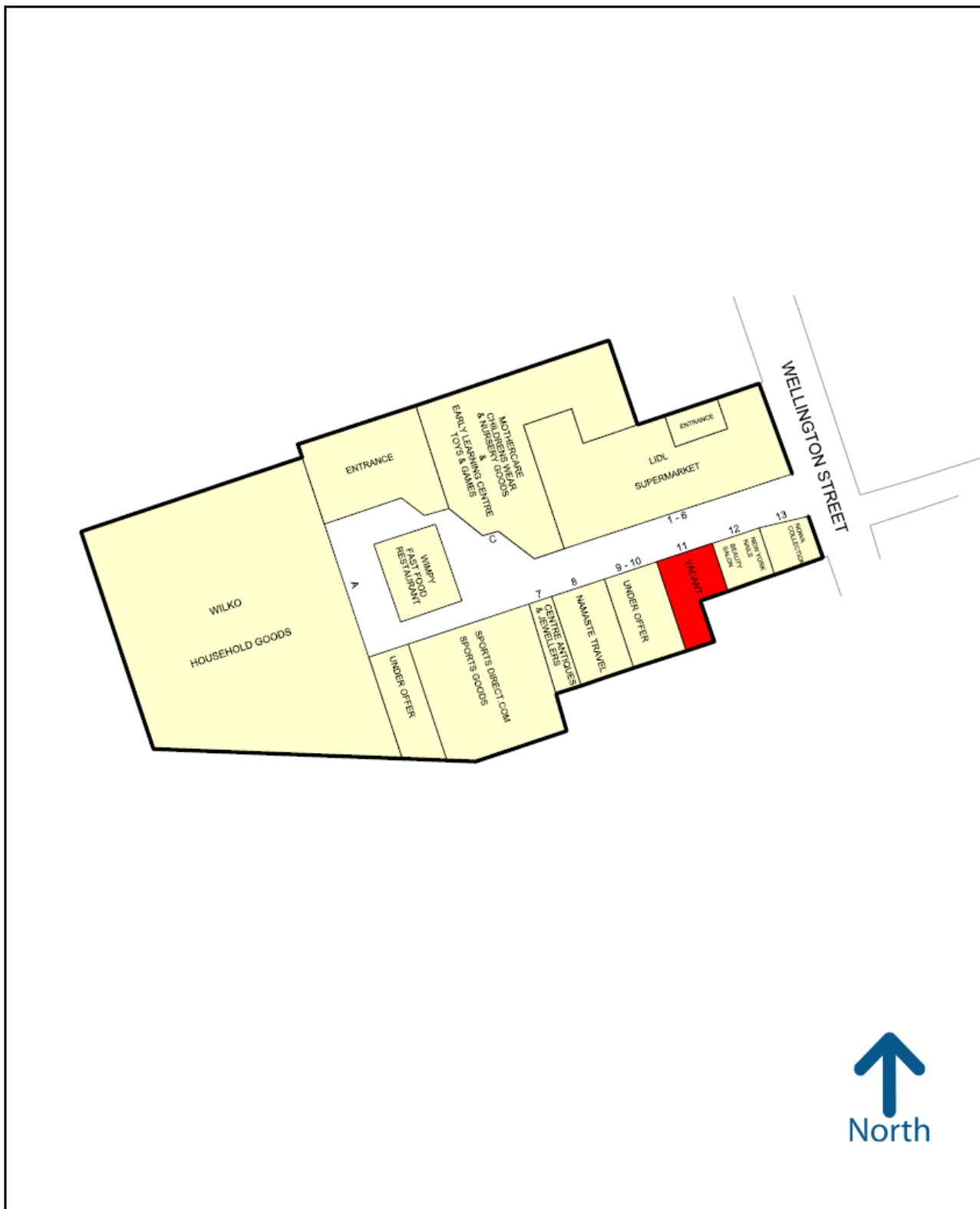
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www.thewellingtoncentre.co.uk

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50 metres

Experian Goad Plan Created: 01/08/2016
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