

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

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# TOWN CENTRE SHOP TO LET

892 sq ft [82.85 sq m]



**6 Market Street**  
**Alton**  
**Hampshire**  
**GU34 1HA**

ACQUISITIONS BUILDING SURVEYING BUSINESS RATES CONSULTANCY DEVELOPMENT INVESTMENTS LEASE RENEWALS  
LETTINGS PROPERTY AUDIT PROPERTY MANAGEMENT RELOCATION RENT REVIEWS SALES VALUATIONS

## LOCATION

Alton is a traditional market town with an approximate population of 17,000 and is located just off the A31 approximately 20 miles to the south west of Guildford and 17 miles to the north east of Winchester. Rail services to London Waterloo leave regularly and take approximately 1¼ hours. The town has good links to the M3 which provides excellent access to London and Southampton.

Market Street benefits from a mixture of independent retailers specialising in a range of goods and services.

No. 6 is well situated close to the High Street and national retailers such as Boots and Clarks.

## DESCRIPTION

The premises comprises a well-fitted retail unit over ground and first floors.

## FLOOR AREA

### Retail

Shop Width	20'	6.10 m
Shop Depth	26' 7"	8.13 m
Ground Sales Area	445 sq ft	41.36 sq m
First Floor	447 sq ft	41.49 sqm
<b>Total Floor Area</b>	<b>892 sq ft</b>	<b>82.85 sq m</b>

*Measured in accordance with the Royal Institute of Chartered Surveyors Code Of Measuring Practice (6th Edition).*



## LEASE

The property is available on a new fully repairing and insuring lease for a period term to be agreed. Subject to periodic rent reviews.

## RENT

£14,000 per annum exclusive.

## VAT

VAT is payable in addition to the rent.

## BUSINESS RATES

2017 Rateable Value	£12,500
Uniform Business Rate (2019/20)	.49.p/£
Rates Payable	£6,137.50

*These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority, East Hants District Council 01730 266551*

## LEGAL COSTS

Each party are to be responsible for their own legal costs involved in this transaction.

## VIEWING

Strictly by appointment through the sole agents:

**Keith Harpley**

**London Clancy**

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