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ALDERSHOT

Unit 20, 61/62 High Walk,
The Wellington Centre, GU11 1DB



Shopping Centre Retail Unit – To Let
Adjoining New Look and W H Smith

LOCATION

Aldershot is a popular Hampshire commuter town, 17 miles east of Basingstoke, 8 miles south of Camberley and 11 miles west of Guildford, with a population of c.36,000.

The subject retail unit occupies a prime trading position on the upper mall level of The Wellington Centre, a short distance from the Union Street entrance and adjoining multi-storey car park, which boasts c.430 spaces.

The unit is directly opposite **Clintons** and between **New Look** and **W H Smith**, whilst other occupiers within the immediate vicinity include **Peacocks**, **Boots** and **Vodafone**.

Further occupiers of note within The Wellington Centre include **Wilko**, **Lidl**, **Sports Direct** and **Anytime Fitness**.

ACCOMMODATION

The premises are arranged over ground floor only, comprising the following approximate net internal floor area:

Ground Floor	373.5 sq m	4,020 sq ft
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TERMS

The property is available by way of a new 10 year effectively full repairing and insuring lease, subject to five yearly upward only rent reviews.

Rent on application.

SERVICE CHARGE

Details of the service charge allocation for this unit are available upon request.

RATING ASSESSMENT

Rateable Value	£70,000
Rate in the £ (2019/20)	50.4p

Prospective occupiers should make their own enquiries to verify this information.

ENERGY PERFORMANCE CERTIFICATE

The property is rated within band C. A copy of the EPC is available upon request.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact joint sole agents:-

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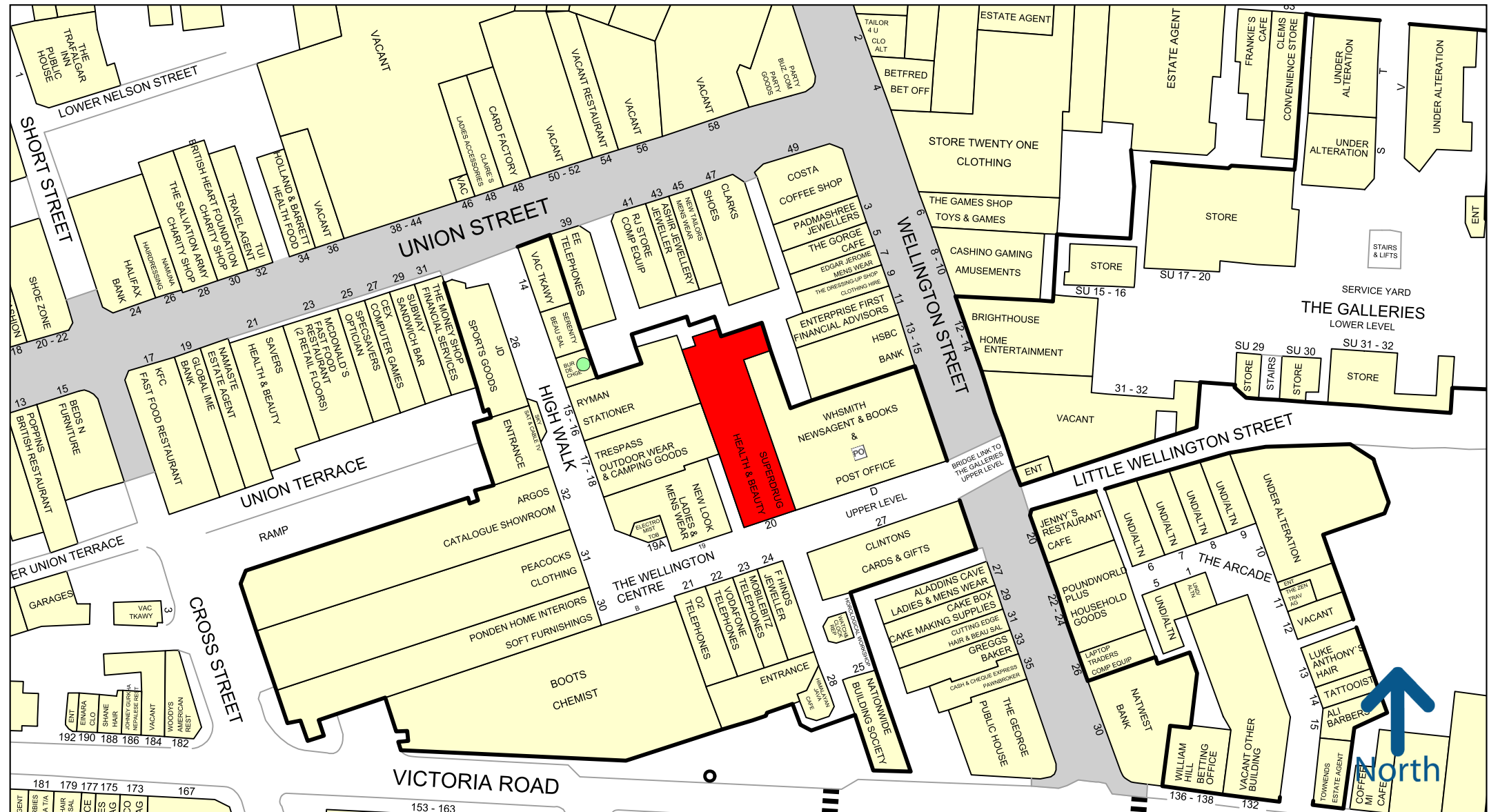
Subject to Contract & Exclusive of VAT

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