

PRIME RETAIL UNIT TO LET

212 sq ft [19.7 sq m]



UNIT 1A LOW WALK, THE WELLINGTON CENTRE, ALDERSHOT, GU11 1DB

- ▶ 'KIOSK' UNIT LOCATED OUTSIDE THE MAIN WELLINGTON STREET ENTRANCE
- ▶ 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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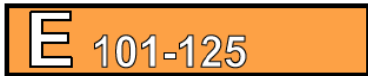
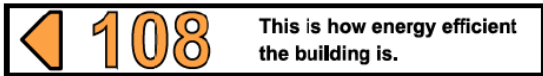
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Commercial Property
Consultants

Chartered Surveyors

LOCATION	The premises occupy a prime location outside the main Wellington Street entrance on the Low Walk adjacent to 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 212 sq ft. [19.7 sq m] .
TERMS	The premises are available on a new lease for a term of years to be agreed between the parties.
RENT	£7,500 per annum exclusive.
SERVICE CHARGE	In addition to the rent a service charge is also payable, circa £1,365 per annum.
RATES	We understand the current rates payable is circa £2,795 per annum. These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority.
LEGAL COSTS	Each party to bear their own legal costs involved in this transaction.
ENERGY PERFORMANCE RATING	<div></div> <div></div>
VIEWING	Strictly by appointment, through the joint sole agents

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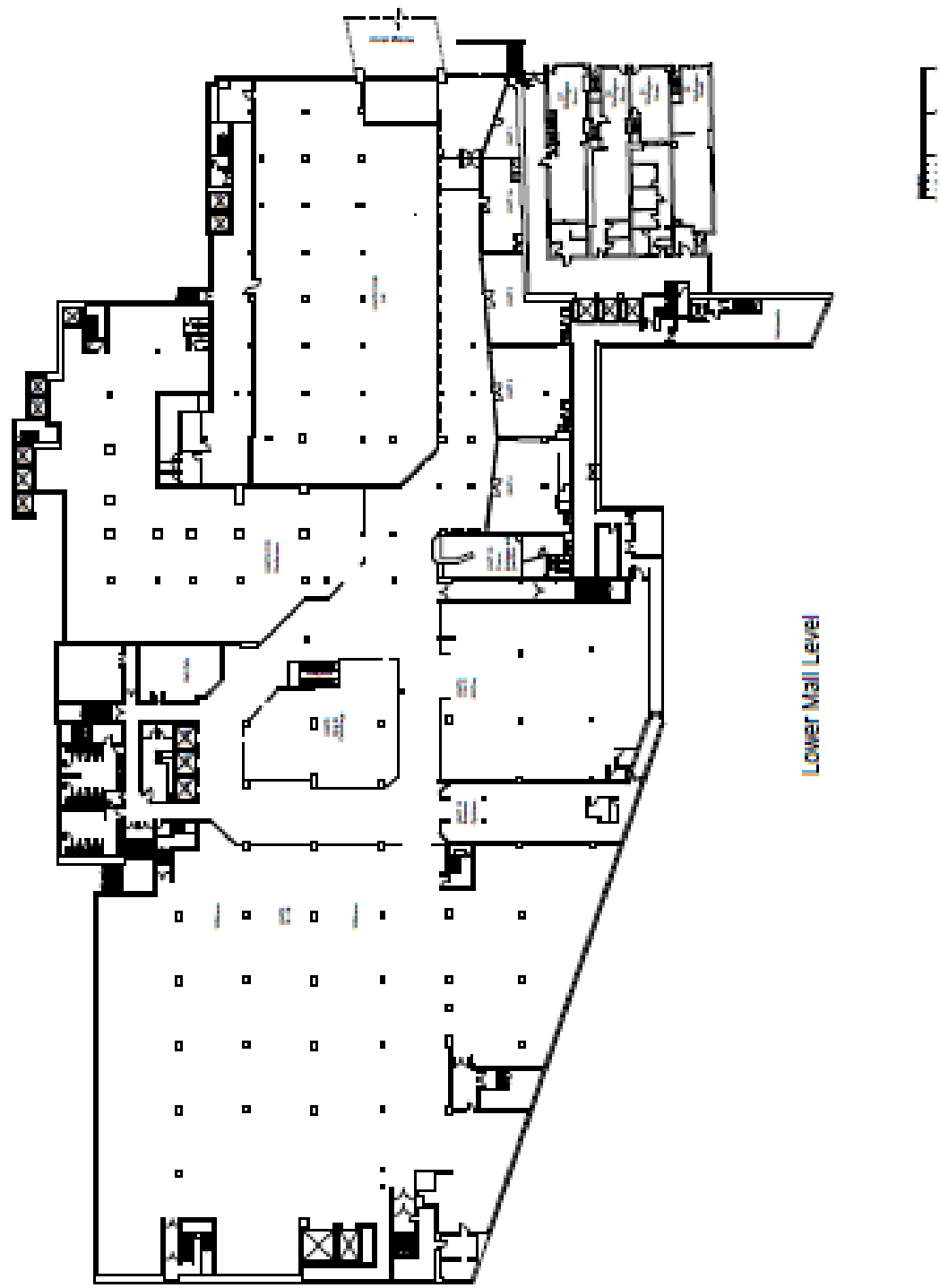
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d) No person in the employment of London Clancy has any authority to make or give any representations or warranties whatsoever in relation to this property.

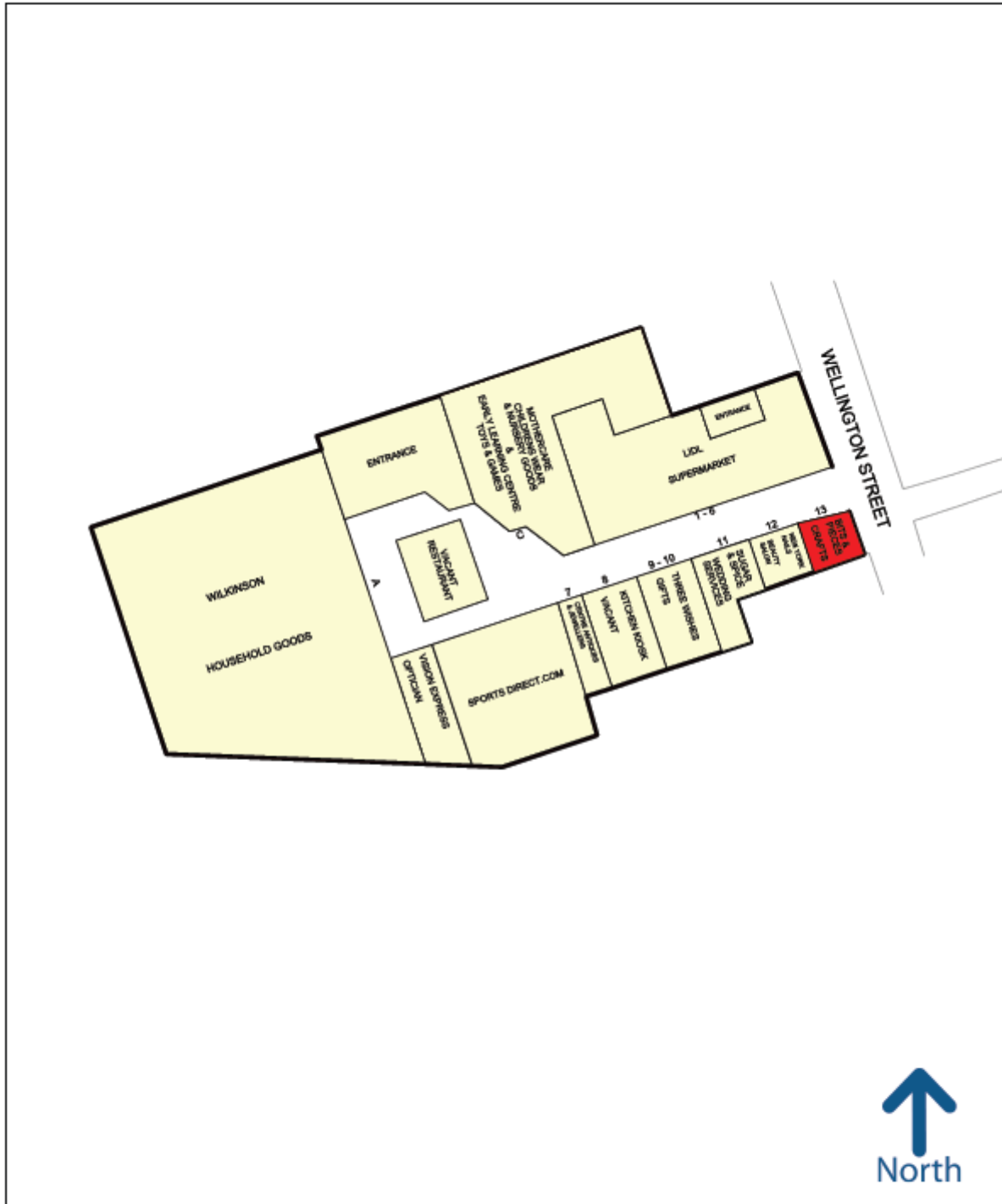
Finance Act 1989 – Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.

Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction B/517/R

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<p>ANTHONY WARREN ASSOCIATES</p> <p>10/10/2020</p>		<p>10/10/2020</p>
<p>WELLINGTON 4</p>		<p>10/10/2020</p>
<p>New Lower Mail Plan Directory Sign</p>		<p>10/10/2020</p>
<p>10/10/2020</p>		<p>10/10/2020</p>
<p>10/10/2020</p>		<p>10/10/2020</p>



PROPOSAL DRAWING



Experian Goad Plan Created: 15/09/2014
Created By: London Clancy

For more information on our products and services:

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