

SHOP WITH UPPER PARTS TO LET

Total floor area 313.7 sq m (3,377 sq ft)



12-14 Union Street, Aldershot, Hampshire, GU11 1EG

- ◆ Ground floor area 198.6 sq m (2,138 sq ft)
- ◆ First floor ancillary offices/stores/flat (subject to planning permission) – 115.1 sq m (1,239 sq ft)
- ◆ Prominent position in the pedestrianised Union Street
- ◆ Close to car parks
- ◆ Close to Carphone Warehouse, Shoe Zone, Halifax bank and KFC



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Winchester

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Tel: +44 (0)1962 607080

info@londonclancy.co.uk

Commercial Property
Consultants

Chartered Surveyors

12-14 Union Street, Aldershot, Hampshire, GU11 1EG

LOCATION	The premises are situated towards the western end of Union Street which is Aldershot's principal retailing thoroughfare. Nearby occupiers include The Carphone Warehouse, Shoe Zone, Halifax and KFC. Aldershot is located approximately 40 miles southwest of London and ten miles west of Guildford with easy access via the M3 Junction 4 and the A331 Blackwater Valley Relief Road.		
DESCRIPTION	A ground floor shop with ancillary offices/storerooms over. The upper parts could be converted to residential use subject to planning permission. There is rear pedestrian access.		
ACCOMMODATION	Ground Floor Shop		
	Internal width	9.14 m	(30')
	Shop depth	22.25 m	(73')
	Total Ground Floor Area -	198.6 sq m	(2,138 sq ft)
	First Floor Ancillary offices/ storerooms	115.1 sq m	(1,239 sq ft)
	TOTAL FLOOR AREA	313.7 SQ M	(3,377 sq ft)
	<i>Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition).</i>		
LEASE	A new flexible lease is available for a term to be agreed on a fully repairing and insuring basis, subject to periodic rent reviews.		
RENT	£25,000 per annum exclusive.		
FREEHOLD	Alternatively our clients will give consideration to selling the freehold interest and offers are invited.		
EPC	Energy Performance Rating of E112.		
LEGAL COSTS	Each party are to pay their own legal costs.		

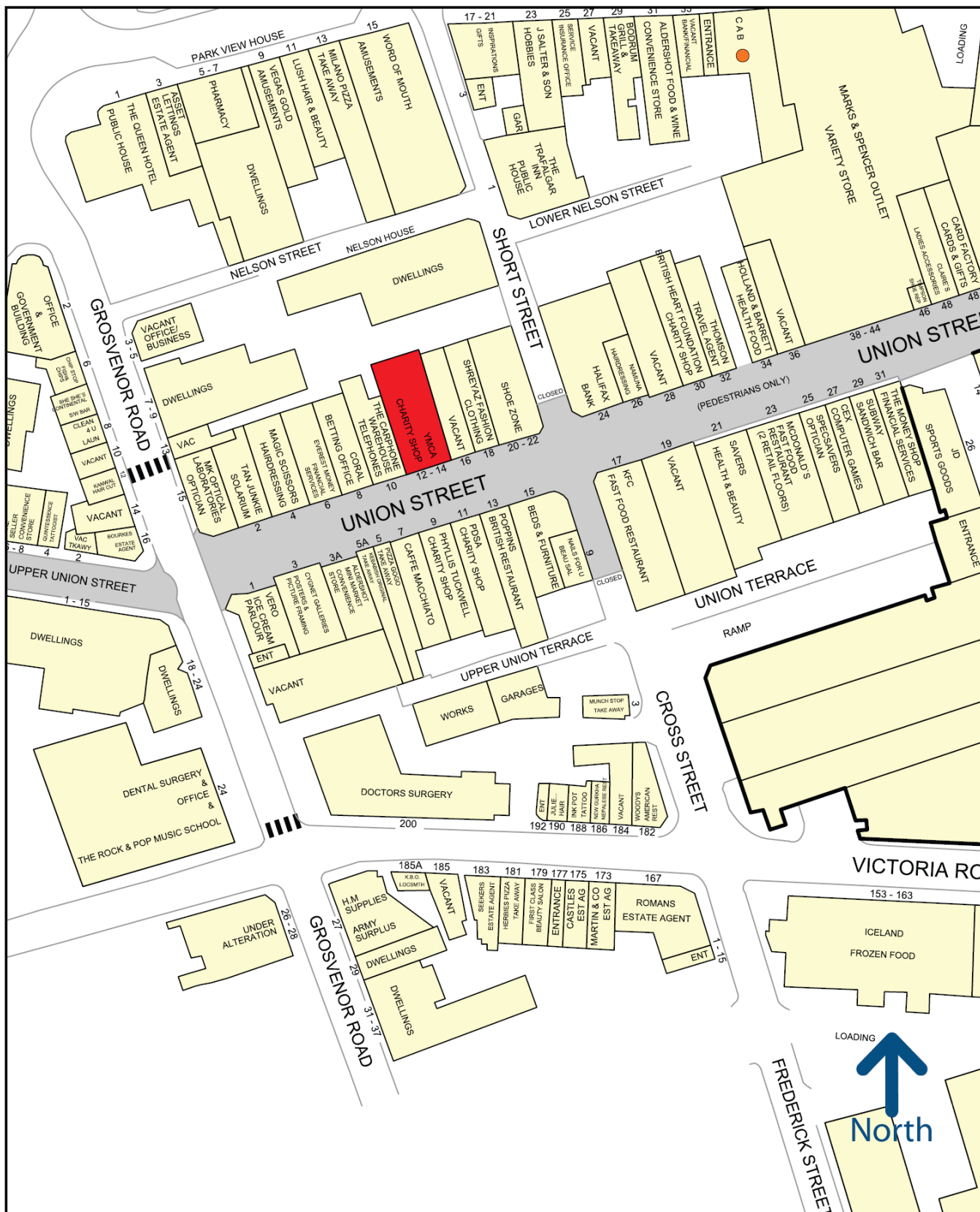


VIEWING: Strictly by appointment with the Sole Agents, please contact.

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Goad Plan



50 metres

Experian Goad Plan Created: 29/07/2016
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