

PRIME RETAIL UNIT TO LET

540 sq ft [50.2 sq m]



UNIT 2 LOW WALK, THE WELLINGTON CENTRE, ALDERSHOT

- ▶ **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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**Commercial Property
Consultants**

Chartered Surveyors

2 Low Walk, The Wellington Centre, Aldershot


LOCATION	The premises occupy a prime location on the Low Walk adjacent to Sportsdirect.com and Wilkinson, Wimpy 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 is</p> <p>Rateable Value TBC</p> <p>UBR</p> <p>Rates Payable</p> <p>These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority.</p>
LEGAL COSTS	Each party to bear their own legal costs involved in this transaction.
ENERGY PERFORMANCE RATING	Awaited
VIEWING	Strictly by appointment, through the joint sole agents

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