

COMMERCIAL PROPERTY CONSULTANTS & CHARTERED SURVEYORS

The Courtyard, 15 Winchester Road, Basingstoke, Hampshire, RG21 8UE

EMAIL info@londonclancy.co.uk TEL +44 (0)1256 462222 FAX +44 (0)1256 840146

Basingstoke Camberley Southampton Winchester www.londonclancy.com



PRIME SHOPPING CENTRE RETAIL UNIT

TO LET

747 sq ft [69.4 sq m]



10 LOW WALK

**THE WELLINGTON CENTRE
ALDERSHOT
HAMPSHIRE
GU11 1DB**

LOCATION

The premises occupy a prime location on the Low Walk adjacent to Sportsdirect.com and Wilko, Wimpy food court 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 **747 sq ft**. [50.2 sq m].

- Busy pitch on the Low Walk.
- Nearby retailers include Sports Direct, Wilko, Wimpy Food Court and Lidl Supermarket.
- Prime shopping centre with an average footfall of 88,000 per week.
- New flexible lease terms.
- Prominent Low Walk unit with return frontage.

ACCOMMODATION

Total - 747 sq ft (69.4 sq m)

RENT

£20,000 per annum exclusive

SERVICE CHARGE

In addition to the rent, a service charge will be payable.

EPC

The property has an Energy Performance Rating of "G - 160".



BUSINESS RATES

Rateable Value	£10,750
Uniform Business Rate	46.6p
Rates Payable	£5,009.50

LEGAL COSTS

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

VIEWING

Strictly by appointment through the agents:

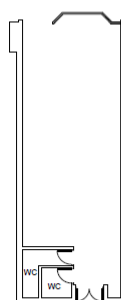
Russell Ware

London Clancy

☎ 01256 462222

Mob: 07921 473287

russellware@londonclancy.co.uk



Ground Floor

JAC Associates
Property Consultants
Tel: 020 8248 7695
Mob: 07702 542224
email: jacdesigns@aol.com

Project Unit 10 Wellington Arcade Aldershot	
Client London and Cambridge Properties	
Drawing Title Lower Mall Level	
Drawing Number WellingtonArcade-15	
Scale @ 1:1 on A4	Date
1 : 200	16-05-04

All dimensions and information contained in these plans should be checked on site and with the Local Authority prior to commencing any building works. The works may also be covered by the Town and Country Planning Act, Building Act and The Party Wall Act. No works should be commenced prior to obtaining all necessary consents.

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Rev Date

ANTHONY
WARREN
ASSOCIATES

THE STUDIO 60 NOTTING HILL
100A SURREY TOWER
LONDON W1P 4QJ
T 020 8912 2444 F 020 8912 3676
E info@anthonywarrenassociates.co.uk

Client
L & C INVESTMENTS
PILBANK TOWER, PILBANK
LONDON W1P 4QJ

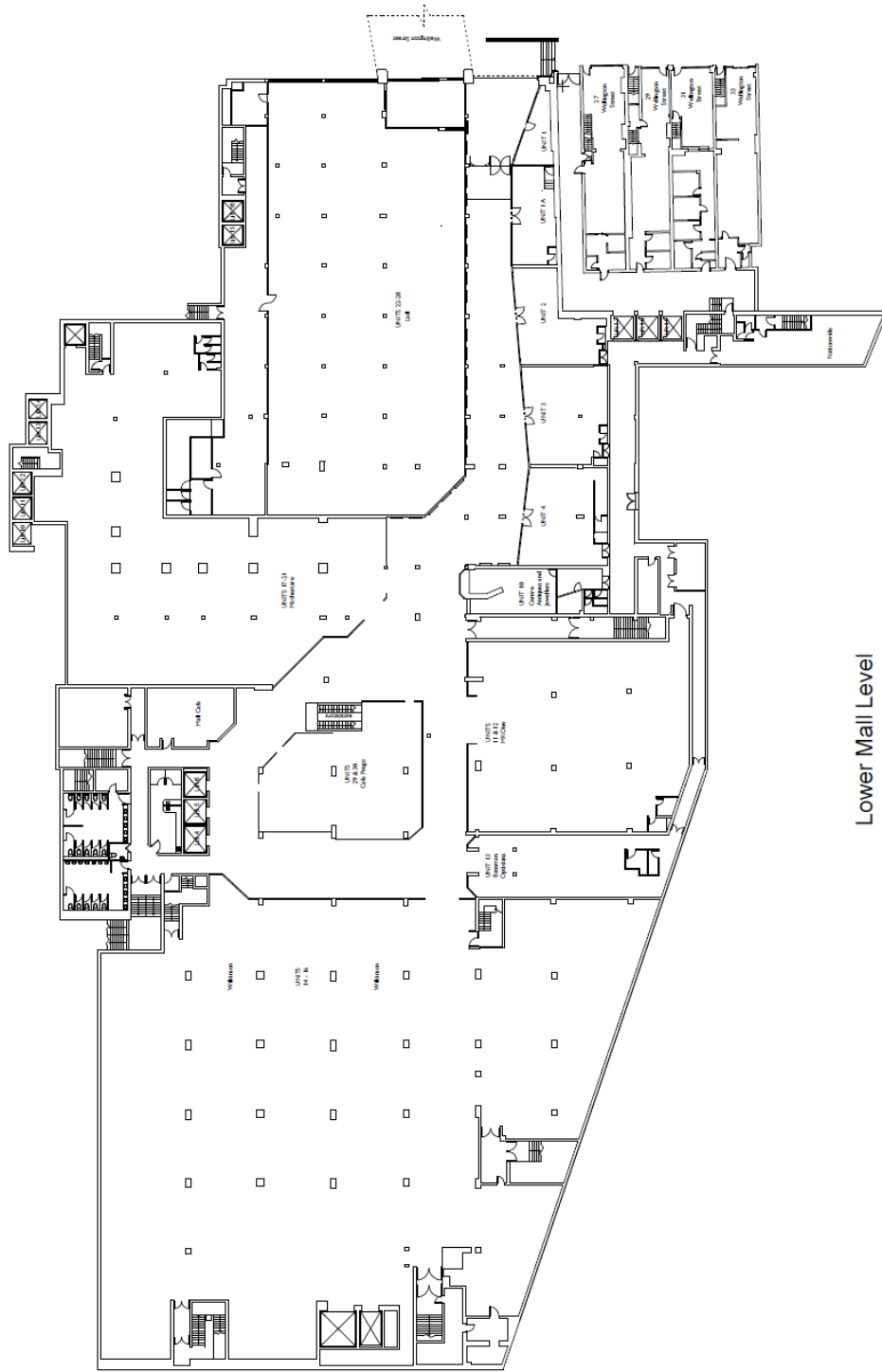
Job
WELLINGTON 4

Title
New Lower Mall Plan
Directory Sign

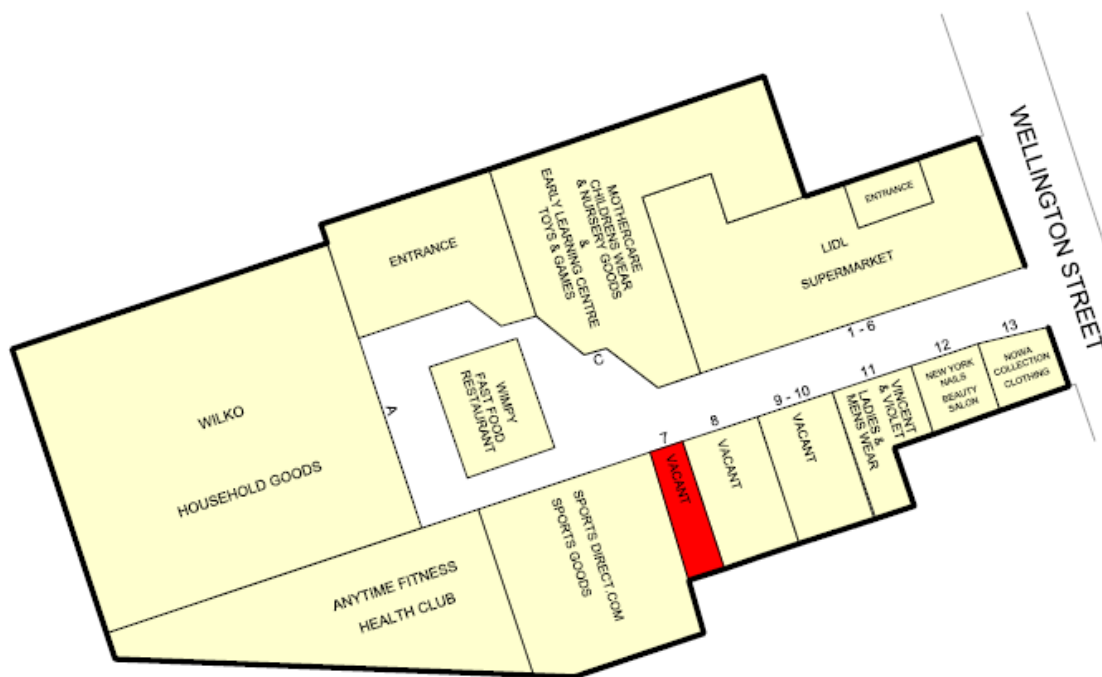
Date
17 December 2009

Scale
1:500 @ A3

Number
Rev



Lower Mall Level



50 metres



Experian Goad Plan Created: 13/04/2017
Created By: London Clancy



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