

PRIME RETAIL UNIT TO LET

540 sq ft [50.2 sq m]

Opportunity to combine neighbouring units offering
up to 2,453 sq ft [227.9 sq m]



UNIT 2 LOW WALK, THE WELLINGTON CENTRE, ALDERSHOT, GU11 1DB

- ▶ **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**

 **London
Clancy**

www.londonclancy.com

Acquisitions
Building Surveying
Business Rates
Consultancy
Development
Investments
Lease Renewals
Lettings
Property Audit
Property Management
Relocation
Rent Reviews
Sales
Valuations

Basingstoke

The Courtyard
15 Winchester Road
Basingstoke RG21 8UE
Tel: +44 (0)1256 462222

Camberley

6 Minster Court
Tuscam Way
Camberley GU15 3YY
Tel: +44 (0)1276 682055

Southampton

81 London Road
Southampton SO15 2AA
Tel: +44 (0)2380 330442

Winchester

Southgate Chambers
37/39 Southgate Street
SO23 9EH
Tel: +44 (0)1962 607080


info@londonclancy.co.uk

**Commercial Property
Consultants**

Chartered Surveyors

2 Low Walk, The Wellington Centre, Aldershot, 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	<p>The property is arranged over ground floor sales with an approximate gross internal area of 540 sq ft. [50.2 sq m].</p> <p>The neighbouring units 3 & 4 Low Walk are available which offers a total floor area of 2,453 sq ft [227.9 sq m]. Further details are available upon request.</p>						
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 reflects -</p> <table><tr><td>Rateable Value</td><td>£12,250</td></tr><tr><td>Uniform Business Rate</td><td>47.1p/£</td></tr><tr><td>Rates Payable</td><td>£5,769.75</td></tr></table> <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>	Rateable Value	£12,250	Uniform Business Rate	47.1p/£	Rates Payable	£5,769.75
Rateable Value	£12,250						
Uniform Business Rate	47.1p/£						
Rates Payable	£5,769.75						
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						

JEMMA FERN
THE WELLINGTON ALDERSHOT
 **07876 144417**

jfern@lcpproperties.co.uk

RUSSELL WARE
LONDON CLANCY
 **01256 462222**

russellware@londonclancy.co.uk

EDWARD MILEHAM
LONDON & CAMBRIDGE
PROPERTIES
 **0207 233 5255**

EMileham@lcpproperties.co.uk



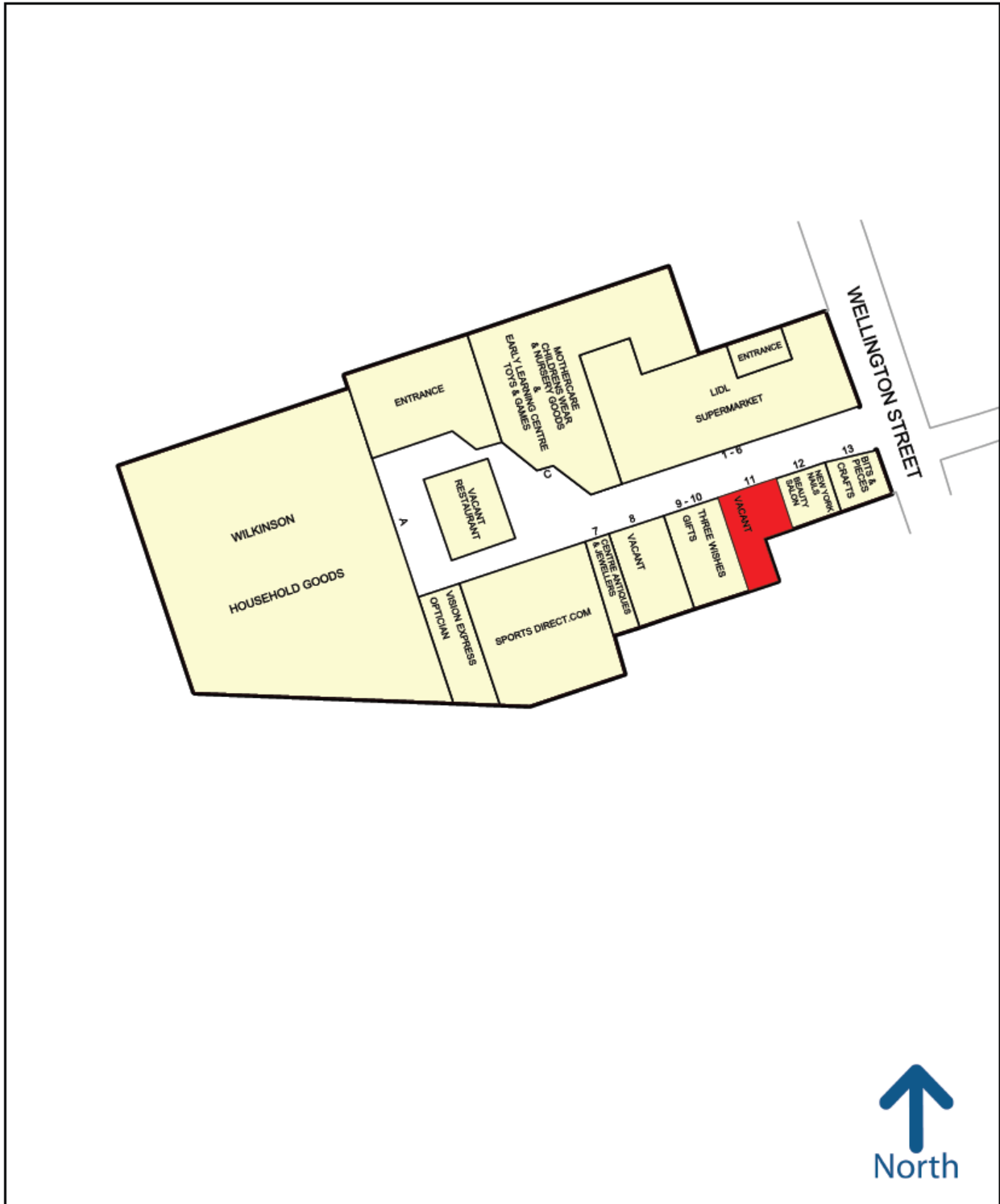
www.thewellingtoncentre.co.uk

Misrepresentation Act 1967 – London Clancy for themselves and for the vendors/lessors of this property whose agents they are, give notice that:

- These particulars are set out as a general outline only for the guidance of intending purchasers/lessees and do not constitute part of an offer or contract.
- All descriptions, dimensions, references to condition and necessary permissions for use and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- We have not tested any of the service installations and any purchaser/lessee must satisfy themselves independently as to the state and condition of such items.
- 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



50 metres

Experian Goad Plan Created: 10/07/2014
Created By: London Clancy

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011