

CLASS E OPPORTUNITY

ALDERSHOT

49/51 UNION STREET

SUBJECT TO VACANT POSSESSION

Description

Aldershot is a popular commuter town location within Hampshire approximately 32 miles southwest of London. The property is located approximately 0.5 miles from Aldershot Central Station providing direct National Rail services into London Waterloo in approximately 1 hour.

The subject property is situated in a prominent location on the pedestrianised Union Street with return frontage onto Wellington Street. Nearby occupiers include **Lidl, Greggs, Savers, CEX, Subway** and **McDonalds**. Aldershot benefits from a good mix of independent retailers. Union Street is undergoing significant regeneration which will bring 100 new homes, 128 student units and a new flexible retail and commercial space under the Union Yards scheme.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and basement floors and comprise the following net internal areas:

Ground Floor	1,648 sq. ft. (153.10 sq. m)
Basement Floor	1,179 sq. ft. (109.53 sq. m)

Lease

The premises are available subject to vacant possession on an effectively FRI basis for a term to be agreed.

Rent

Upon application.

Service Charge

The estimated service charge for the final year is £7,130 per annum.



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£38,000
UBR (23/24)	0.499p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

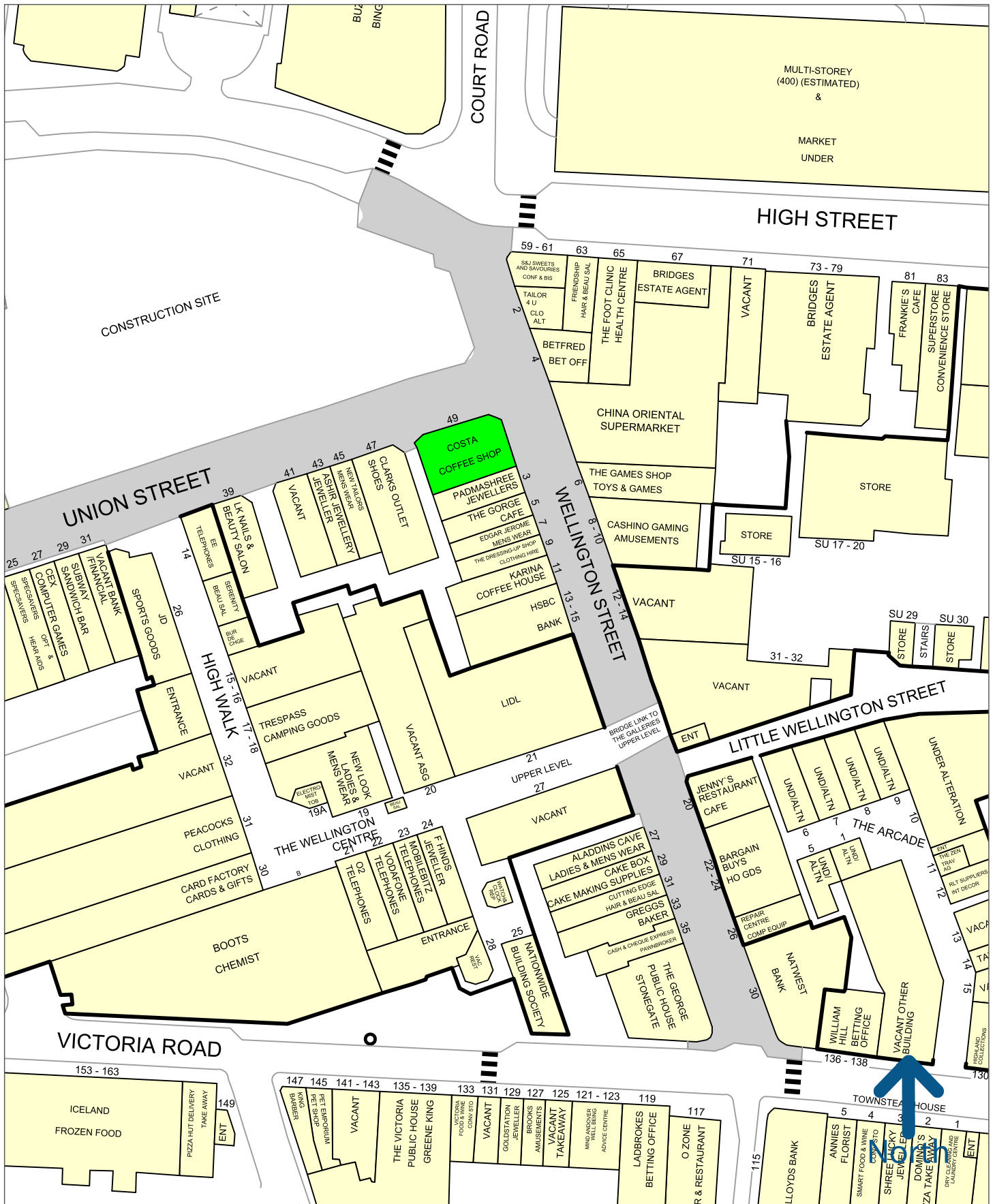
Ben Sykes **07572 075103**
ben.sykes@greenpartners.co.uk

Adam Bindman **07825 442413**
adam.bindman@greenpartners.co.uk

Or, **AS Retail**, contacting:

Andrew Shepherd **07715 001005**
andrew@as-retail.co.uk

Subject to Contract



Experian Goad Plan Created: 12/01/2022
Created By: Green and Partners

