

# Aldershot Unit 63/68 High Walk Wellington Centre

**mre** McMULLEN  
REAL ESTATE

On the instructions of **LCP**



#### Location:

The subject premises occupy a prominent trading location on High Walk within the Wellington Centre, which benefits from an average weekly footfall in excess of 88,000 and is served by a 470 space multi storey car park. Redevelopment works are underway on The Galleries scheme adjacent which will provide 600 new residential units in addition to Union Yard which will provide a further 100 new residential units and student accommodation. Nearby retailers include New Look, Trespas, F.Hinds, O2 and Vodafone.

#### Description:

Arranged over the ground floor, the unit provides the following approximate floor areas:

Ground Floor	371 sq m	c. 4,000 sq ft
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#### Rent:

On application.

#### Service Charge:

£44,000 pa.

#### Lease:

New lease available for a term to be agreed.

#### Rates:

We are verbally informed by the Local Rating Authority that current Rateable Value is £75,000 and Rates Payable is £38,400. Interested parties are advised to make their own enquiries of the Local Authority for verification purposes.

#### EPC:

Available on request.

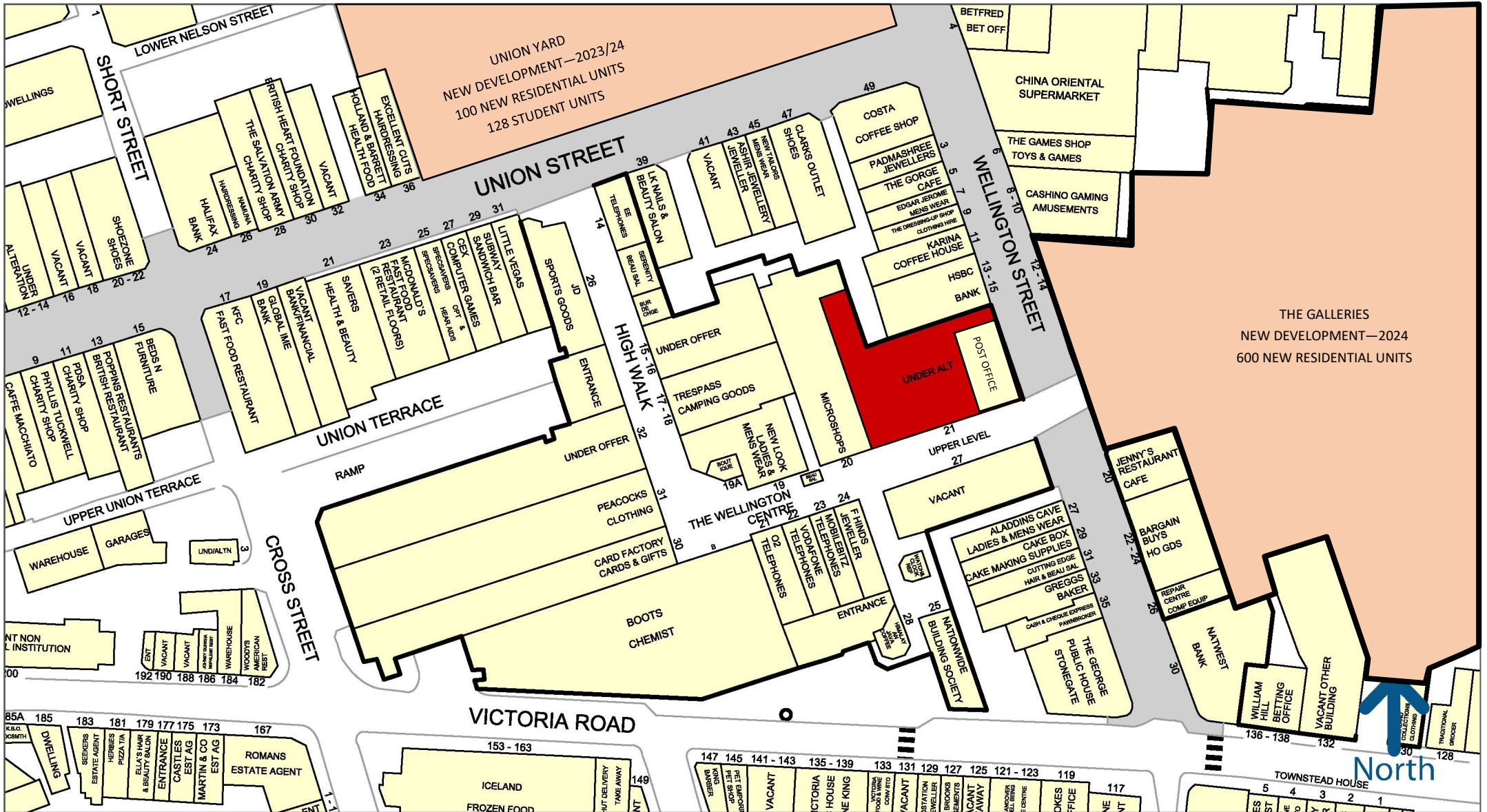
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50 metres

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Created By: McMullen Real Estate

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