

Aldershot

Unit 14-16 Low Walk, Wellington Centre GU11 1DB

mre McMULLEN
REAL ESTATE

Viewing & Further Information

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AT A GLANCE!

- ✓ Prime location within Aldershot town centre
- ✓ New lease available
- ✓ On site car park



Location

The subject premises occupy a prominent trading location on Low 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 by 2024.

Nearby occupiers include **Lidl**, **Anytime Fitness** and **Sports Direct**.

Accommodation

The property is arranged over the lower ground floor and provides the following approximate floor areas:

	Sq Ft	Sq M
Ground Floor	19,798	1,839
Upper Ground Floor	3,081	286
Ancillary	5,533	514
Total	28,412	2,639

Tenure

New lease available for a term to be agreed.

Rent

£175,000pa



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Aldershot

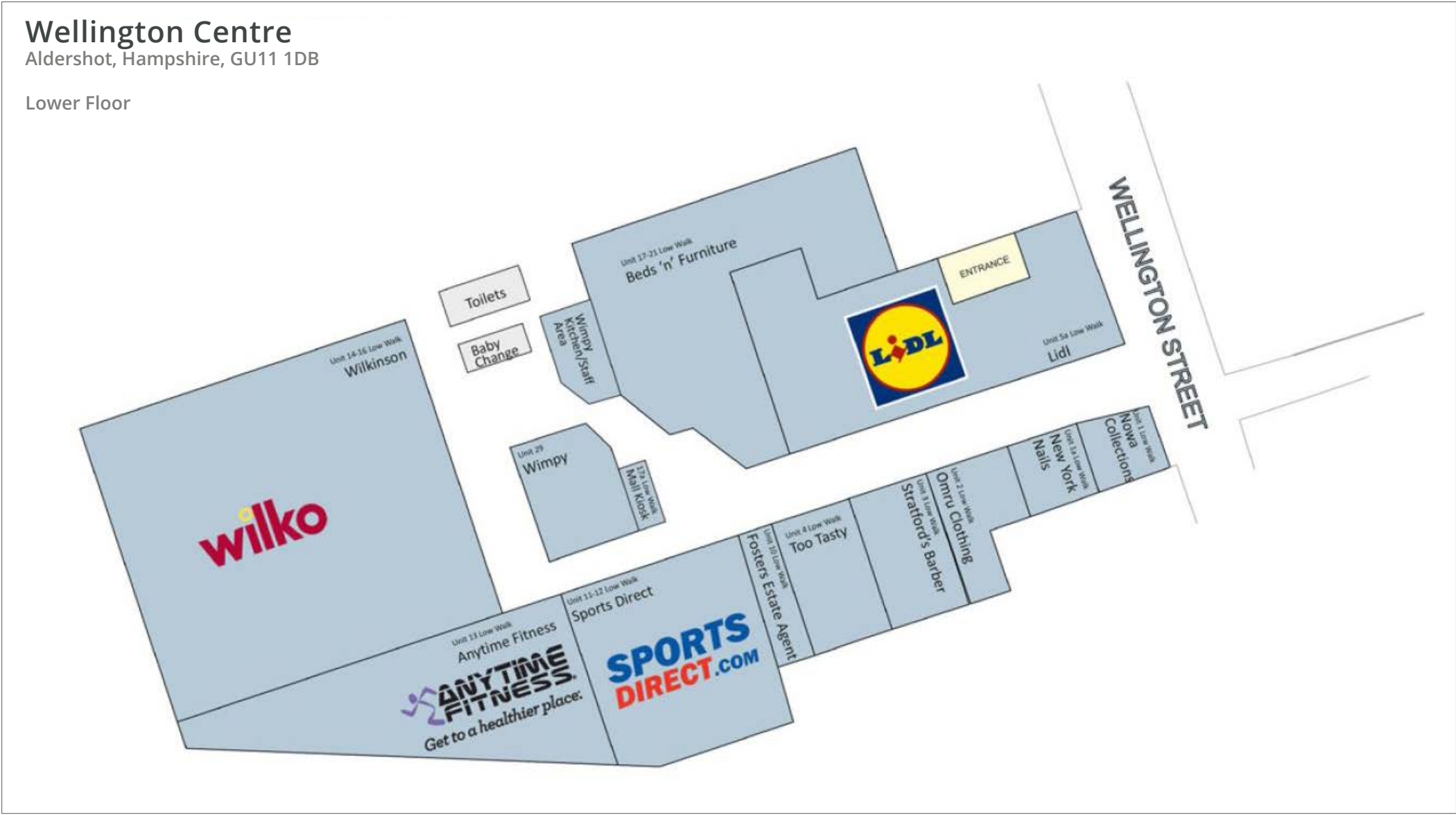
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Wellington Centre

Aldershot, Hampshire, GU11 1DB

Lower Floor



Aldershot

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Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£160,157
UBR Rate (2023/24)	0.512p
Rates Payable	£82,000

(Interested parties are advised to make enquiries with the Local Authority)

Timing

Immediately available.

Service Charge

£183,695 pa

Legal Costs

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

EPC

EPC available upon request.

Important Notice

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