



## Unit 3

Westbrook Walk, Alton, GU34 1HZ

## SHOP UNIT TO LET

896 sq ft  
(83.24 sq m)

- Located within private, pedestrianised walkway.
- Neighbouring with W H Smith with the Post Office
- Rear vehicular access.
- Solid concrete floor, suspended ceiling, fluorescent lighting.
- Disabled WC, kitchen/store
- Hardwood framed shop front

# Unit 3, Westbrook Walk, Alton, GU34 1HZ

## Summary

Available Size	896 sq ft
Rent	Rent on Application
Rates Payable	£6,736.50 per annum
Rateable Value	£13,500
EPC Rating	C (54)

## Description

Retail premises available on a new lease in good position on Westbrook Walk, a pedestrianised walkway which links Market Square to the High Street.

## Location

Alton is a traditional and busy market town with an approximate population of 17,000 and is located just off the A31 approximately 20 miles to the south west of Guildford and 17 miles to the north east of Winchester. Rail services to London Waterloo leave regularly and take approximately 1¼ hours. The town has good links to the M3 which provides excellent access to London and Southampton.

Located within Westbrook Walk, a private, pedestrianised walkway linking Market Square to the High Street.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Ground Floor	896	83.24	Coming Soon
<b>Total</b>	<b>896</b>	<b>83.24</b>	

## Terms

The accommodation is available on the basis of a new lease for a length of term to be agreed. There is a service charge to cover the proportionate share of common expenditures. Rent on application.

## Measurements

Approximate measurements (taken in accordance with the RICS Code of Measuring Practice) -

- Frontage - 20' 5" (6.2m)
- Internal Width - 20' 5" (6.2m)
- Shop Depth - 39' 4" (12m)

- Current sales area - 801 sq ft (74.4 sq m)
- Kitchen/rear Store - 95 sq ft (8.8 sq m)
- Total 896 sq ft (83.2 sq m)

## Rates

Interesting parties are advised to make their own enquiries with East Hants District Council - 01730 266551



## Viewing & Further Information

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