



NEW LEASE AVAILABLE

Units 4 & 5

Westbrook Walk, Alton, GU34 1HZ

RETAIL PREMISES AVAILABLE ON A NEW LEASE.

1,942 sq ft

(180.42 sq m)

- Private, pedestrianised walkway linking Market Square to High Street.
- Neighbouring W H Smith and Post Office
- Within 100m of public car parks
- Double fronted unit.
- Rear vehicular servicing
- Usual staff facilities

Units 4 & 5, Westbrook Walk, Alton, GU34 1HZ

Summary

Available Size	1,942 sq ft
Rent	Rent on Application
Rates Payable	£13,972 per annum
Rateable Value	£28,000
EPC Rating	D (92)

Description

1,942 sq ft of retail premises available on a new lease in good position on Westbrook Walk a pedestrianised walkway which links Market Square to the High Street.

- Frontage - 43 ft (13.1m)
- Internal width - 42 ft 2 in (12.8m)
- Build depth - 50 ft 5 in (15.4m)

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.

Accommodation

The accommodation comprises of the following

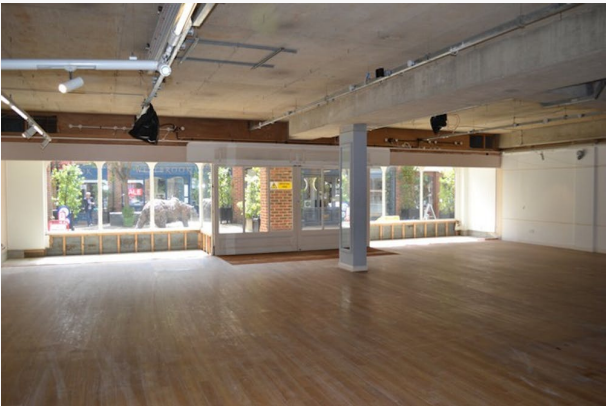
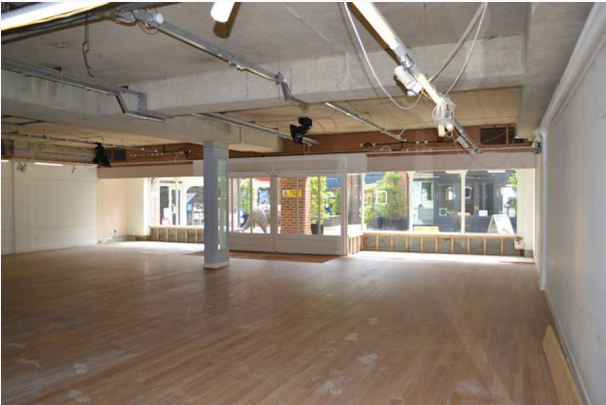
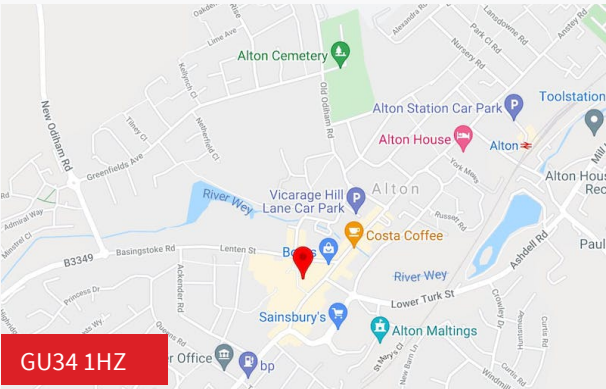
Name	Sq ft	Sq m
Ground - Ground Floor	1,942	180.42
Total	1,942	180.42

Terms

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

Rates

Interested parties are advised to make their own enquiries with the Rating Authority, East Hants District Council - 01730 266551



Viewing & Further Information

Russell Ware
01256 462222 | 07921 473287
rware@curchodandco.com

Mr Chris Glanfield (Glanfield Holmlund)
01420 544117
glanfield.holmlund@talk21.com

More properties @ londonclancy.com

Misrepresentation Act 1967 – London Clancy for themselves and for the vendors/lessors of this property whose agents they are, give notice that: a) 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. b) 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. c) 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. d) 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. Generated on 19/01/2023



Experian Goad Plan Created: 10/12/2021
Created By: London Clancy