



11 Union Street, Aldershot, GU11 1EG

Town centre retail unit in busy trading location

Summary

Tenure	To Let
Available Size	1,060 sq ft / 98.48 sq m
Rent	£17,500 per annum
Rates Payable	£5,239.50 per annum Note: Small Unit Business Rate Relief should apply, subject to status
Rateable Value	£10,500
EPC Rating	D (86)

Key Points

- Affordable business rates, which may qualify for 100% Small Unit Relief
- Gas central heating
- Large basement with full staircase access
- Flexible lease terms available
- Rear access

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DESCRIPTION

The unit occupies a prominent position in the upper section of Union Street, which is fully pedestrianised. There are a wide range of private retailers, restaurants and coffee bars in the immediate vicinity, and with the benefit of easy access to both the multi storey car park, and free parking in the Morrisons / Premier Inn / restaurant complex nearby.

Internally, the unit is presented as an open plan front retail area with large rear store area (which could be opened up to an overall retail area). Further, there is a kitchen / rest area at the rear, with 2 private WCs, and staircase access to a large full height basement, which appears to be relatively dry. The unit also has rear servicing / entrance door, accessed from Victoria Road.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Retail area	524	48.68	Available
Unit - Rear retail / storage	370	34.37	Available
Unit - kitchen / restroom	166	15.42	Available
Basement - Basement storage	-	-	Available
Total	1,060	98.47	

TERMS

Available on new lease terms.

RENT

Rental offers sort in the region of £17,500 per annum exclusive.

RATEABLE VALUE

Rateable value - £10,500 per annum.

Rates payable - £5,239 per annum.

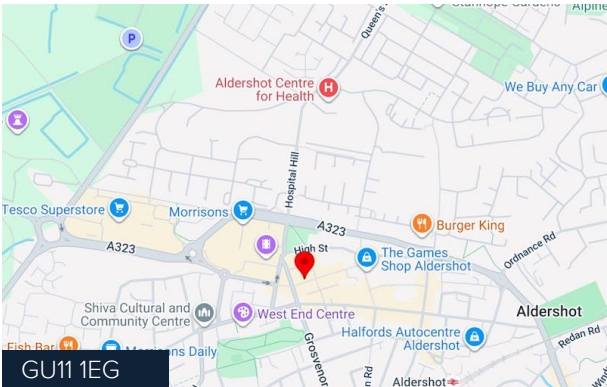
Note: Small Unit Business Rate Relief should apply, subject to status.

EPC

EPC Rating D/86.

LEGAL FEES

Each party to meet its own legal fees incurred in the transaction.



Viewing & Further Information

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