

E (Commercial / Business / Service), Retail

TO LET



CURCHOD&CO



6 & 7 Westbrook Walk

Alton, GU34 1HZ

Town Centre Retail Unit To Let

2,033 to 4,012 sq ft

(188.87 to 372.73 sq m)

- Situated within pedestrian walkway linking High Street with Market Square
- Potential for external seating area (subject to negotiation)
- Flexible Class E Use
- Prominent, corner position with approx. 60 ft frontage/return
- Rear vehicular loading bay
- Private parking
- Currently arranged on 2 floors
- Goods lift
- Flexibility to let in separate sections

curchodandco.com | 01252 710822

Chartered surveyors, land property & construction consultants

Summary

Available Size	2,033 to 4,012 sq ft
Rent	Rent On Application
Rates Payable	£13,656.50 per annum
Rateable Value	£35,750
Service Charge	£15,758.80 per annum
EPC Rating	Upon enquiry

Description

The property occupies a prominent corner position within Westbrook Walk, a pedestrian walkway linking the High Street with the Market Square.

It's arranged over ground and first floors. The ground floor provides retail accommodation. The first floor provides staff breakout, office, WC and storage space, served by a goods lift.

The property falls within Class E so suits a range of retail, leisure and other commercial uses. There's also potential for an external seating area subject to negotiation.

Location

Alton is an established market town with a population of approximately 19,400. It sits just off the A31, approximately 10 miles south-west of Farnham, 18 miles south-west of Guildford and 17 miles north-east of Winchester. The A31 links to the M3 at Winchester and to the A3 at Guildford, and Basingstoke is approximately 12 miles to the north-west via the A339.

Alton railway station provides regular direct services to London Waterloo, with a journey time of approximately 1 hour 10 minutes.

Accommodation

The accommodation comprises the following areas (measured on a net internal area basis):

Name	sq ft	sq m
Ground - Retail	2,033	188.87
1st - Storage / Ancillary	1,979	183.86
Total	4,012	372.73

Terms

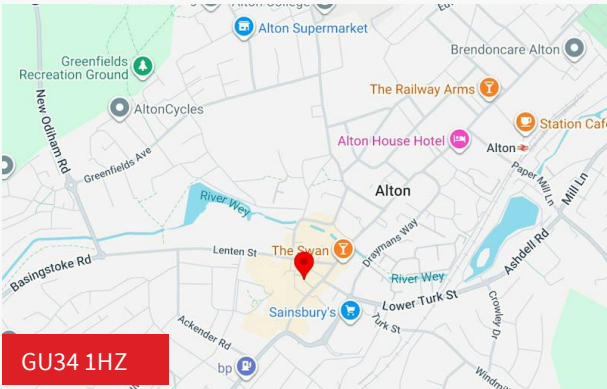
The accommodation is available on the basis of a new lease for length of term to be agreed, either as a whole or, alternatively, on the basis of separating the ground floor only. Rental guide on application. There is a service charge to cover the proportionate share of common expenditures.

Legal Costs / VAT

Each party to be responsible for the payment of their own legal and other professional fees incurred in the letting. All prices are quoted exclusive of VAT which may be charged.

Anti-Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

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