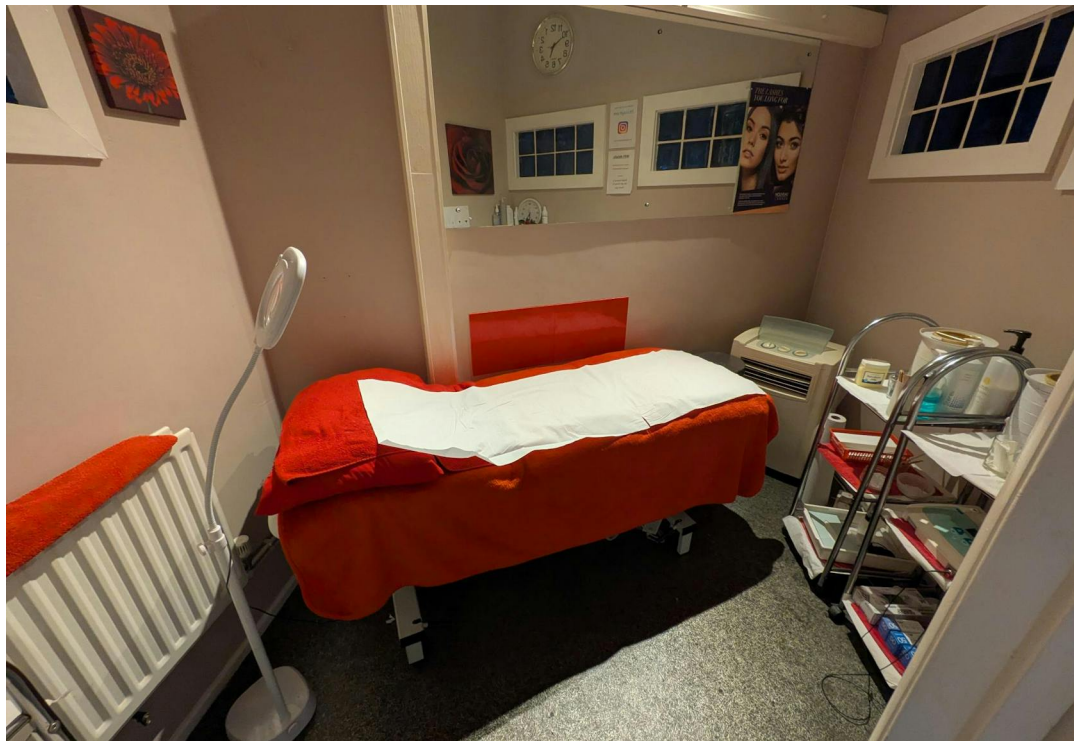
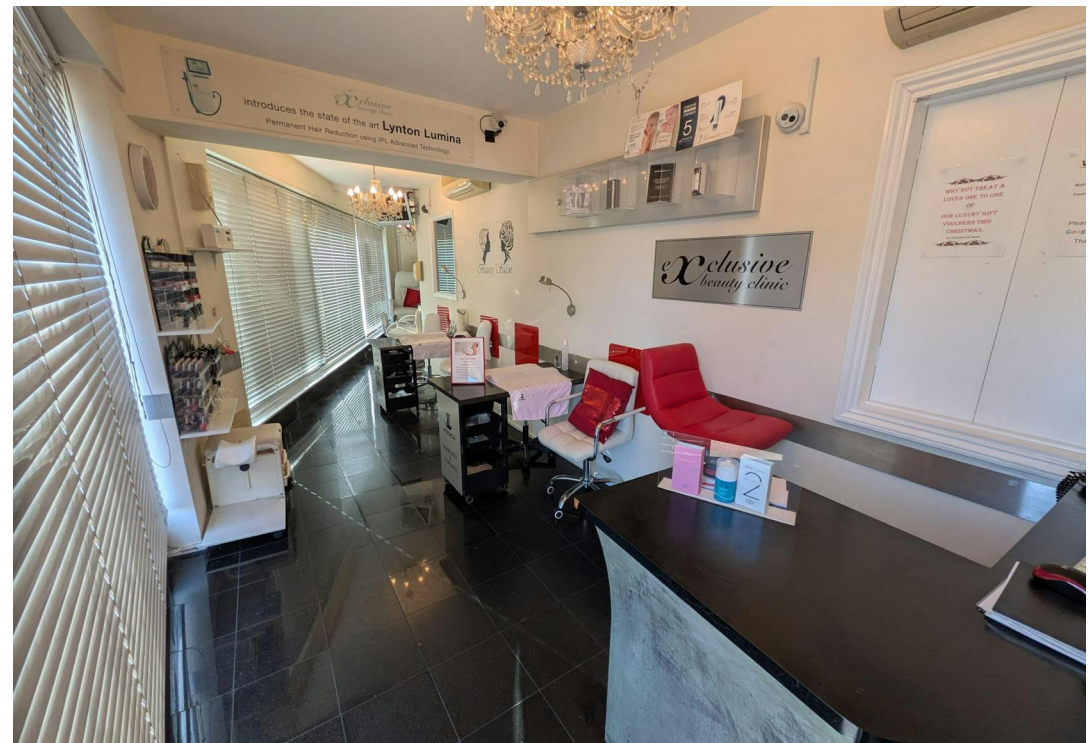




Corner Retail Premises within a small, local parade.

- Retail within flexible class "E" use.
- Prominent corner unit in a busy location.
- Potential to be let with current items and business use in situ.
- Immediate bus connections to Camberley, Farnborough and Woking.
- Close to the local corner shop, public house and restaurants.
- Internal partition walls which can be removed.
- Rear storage and office areas.
- 3 parking spaces plus garage available.
- Gas fired, under floor, and radiator heating.





Location

Situated within the Frimley Green area, this unit is along a local parade which benefits from through traffic between Frimley, Ash Vale and Tongham. The wider area is part of a collection of small towns within this North-Eastern corner of Hampshire that includes Farnborough, Aldershot, Camberley and Fleet. This unit benefits from bus connections to many of these neighbouring towns immediately outside of the unit, as well as being close to the M3 motorway linked London and Southampton.

Description

A corner retail unit within Frimley Green, close to the nearby towns of Frimley, Farnborough and Ash Vale within the County of Hampshire. Internally the unit can either be utilised under its current use as a beauticians, or cleared for alternative retail purposes. To the rear of the premises are ample office, storage and additional space for any new tenant to utilise.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,373	127.56	Available
Total	1,373	127.56	

Terms

New Lease

Rent

£34,000 per annum

Rates & Charges

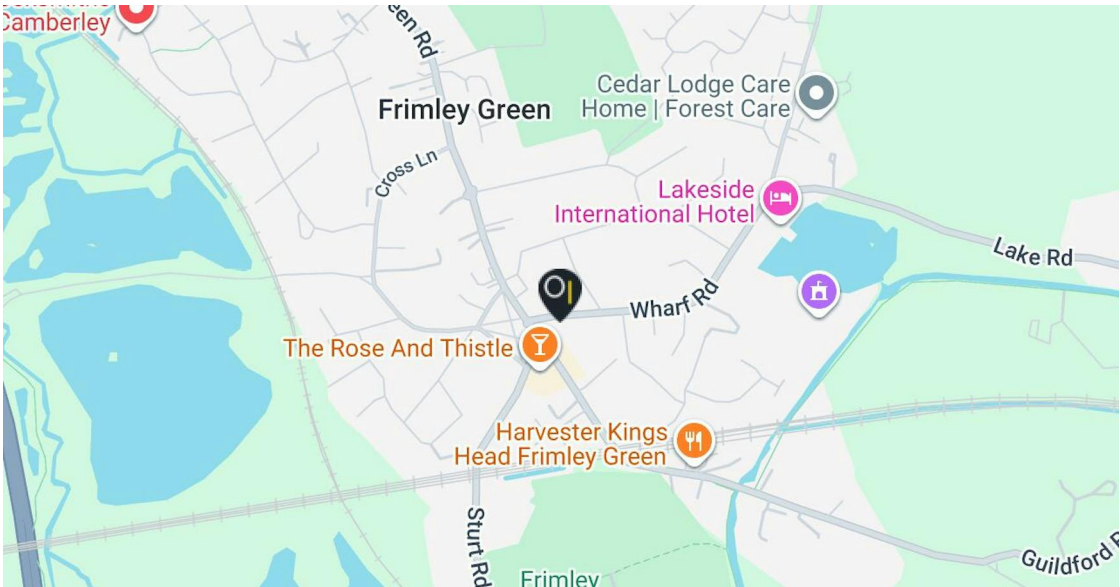
Rateable value: £26,250

EPC

D (87)

Legal costs

Each party to bear their own legal costs incurred in the transaction.



Contact

Kieran Morgan
T: 01483 300176
M: 07904377405
E: Kieran@owenisherwood.com

Tom Quelch
T: 01483 300176
M: 07456 899972
E: tom@owenisherwood.com

owenisherwood.com | 01483 300 176
1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU

These particulars do not constitute, or form any part of, any offer or contract, and whilst all the information given is believed to be correct, all interested parties must satisfy themselves of its accuracy. All prices and rents are quoted exclusive of VAT, unless otherwise stated