

# E (Commercial, Business and Service), Office, Retail

TO LET / FOR SALE



## Dukes Quarter

Templars Way, Bordon, GU35 9FG

### New build retail unit

750 sq ft

(69.68 sq m)

- Prominent location
- 2 allocated parking spaces
- New build
- 125 year leasehold interest
- Short walk to local amenities

Summary

Available Size	750 sq ft
Rent	£11,500 per annum
Price	£150,000
Rates Payable	£5,863.25 per annum The units should qualify for 100% rates relief. Interested parties are advised to make further enquiries with the local authority
Rateable Value	£11,750
EPC Rating	B (26)

Description

The available property comprises a new build retail unit set in a prominent position facing the Templars Way relief road.

The unit is constructed to a high specification and sits at the front of the Dukes Quarter development. The unit is currently in a shell condition, but staff welfare provisions can be provided if required.

The leasehold interest for the unit is currently 125 years unexpired.

Location

Dukes Quarter is part of the ongoing redevelopment and regeneration of Bordon town centre, Bordon is located 19 miles south-west of Guildford, 8 miles south of Farnham, 10 miles north of Petersfield and 53 miles south-west of London.

The town enjoys good transport communications via the A3 which is about 4 miles to the south via the A325, which provides a link to the M25 at junction 10 about 32 miles to the north-east, or south-west to Portsmouth, Southampton and the south coast. The A31 is accessible at Farnham about 7 miles to the North. The nearest railway station is at Liphook about 4 miles away which is on the London to Portsmouth main line.

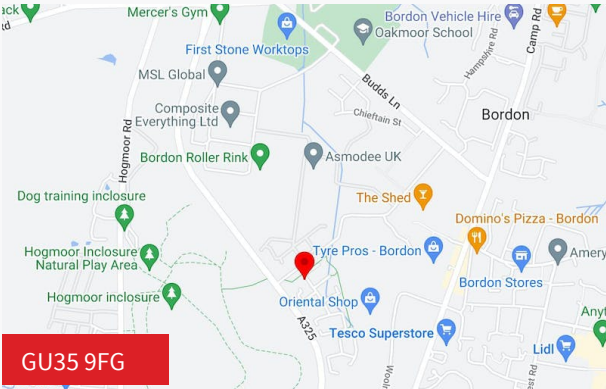
Anti Money Laundering

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.

Legal Costs/VAT

Each party to be responsible for the payment of their own legal costs incurred in the transaction.

All prices are quoted exclusive of VAT which may be charged.



Viewing & Further Information

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)  
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