

SHOP TO LET

Aldershot – 61/62 High Walk, GU11 1DB

**Mason
Partners**



Location

Aldershot is located in Hampshire, approximately 10 miles west of Guildford. It has a population of approximately 57,000 inhabitants (2011 Census).

The subject property occupies a busy location on the High Walk with nearby occupiers including WH Smith, Boots and O2.

Accommodation

The property is arranged over ground floor only with the following approximate NIA: -

Ground Floor	4,020 sq ft	(373.5 sq m)
--------------	-------------	--------------

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

Rent on application

Service Charge

In addition to rent, a service charge in the region of £50,000pax is also payable.

Rates

Rates Payable £34,440

Interested parties are advised to verify these figures with the Local Authority.

EPC

An Energy Performance Certificate is available on request.

Legal Costs

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

Contact

Mason Partners LLP – 0207 495 1971
Paul Sirrell – paulsirrell@masonpartners.com

Cradick Retail - 01273 617141
Andrew Morrish - amorrish@cradick.co.uk

SUBJECT TO CONTRACT

VIEWING

Paul Sirrell 0207 495 1971 paulsirrell@masonpartners.com

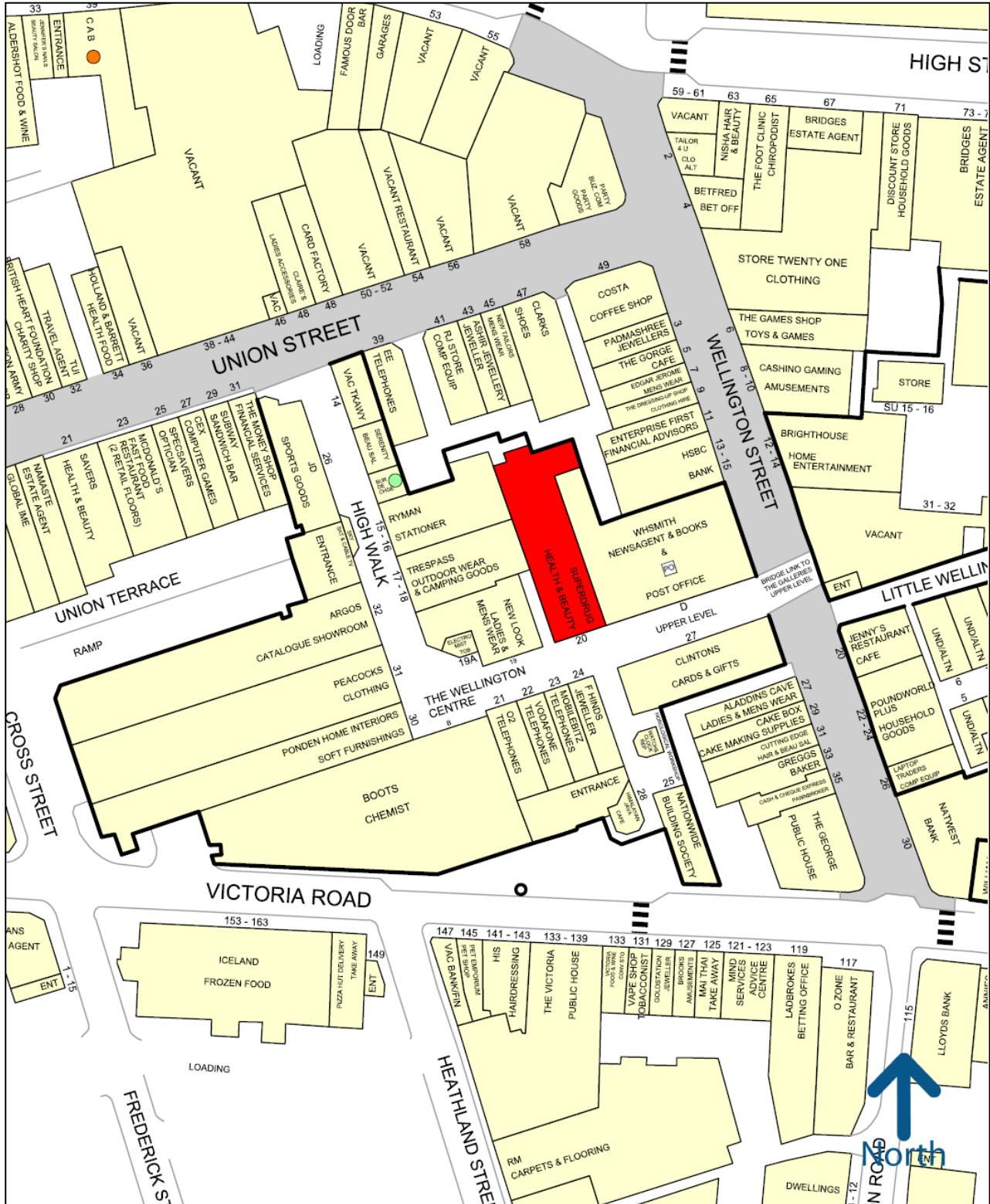
020 7495 1971

masonpartners.com

SHOP TO LET

Aldershot – 61/62 High Walk, GU11 1DB

Mason Partners



Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

020 7495 1971

masonpartners.com