

SHOP TO LET

Incentives Available & Suitable For A1 & D2 Use (stpp)

Aldershot – 17/21 Low 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 Low Walk with nearby occupiers including Lidl, Sportsdirect.com and Wilko.

Accommodation

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

Ground Floor	9,055 sq ft	(841 sq m)
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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 is also payable, details upon application.

Rates

Rateable Value £50,000

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

SUBJECT TO CONTRACT & VACANT POSSESSION

VIEWING

Paul Sirrell 0207 495 1971 paulsirrell@masonpartners.com

020 7495 1971

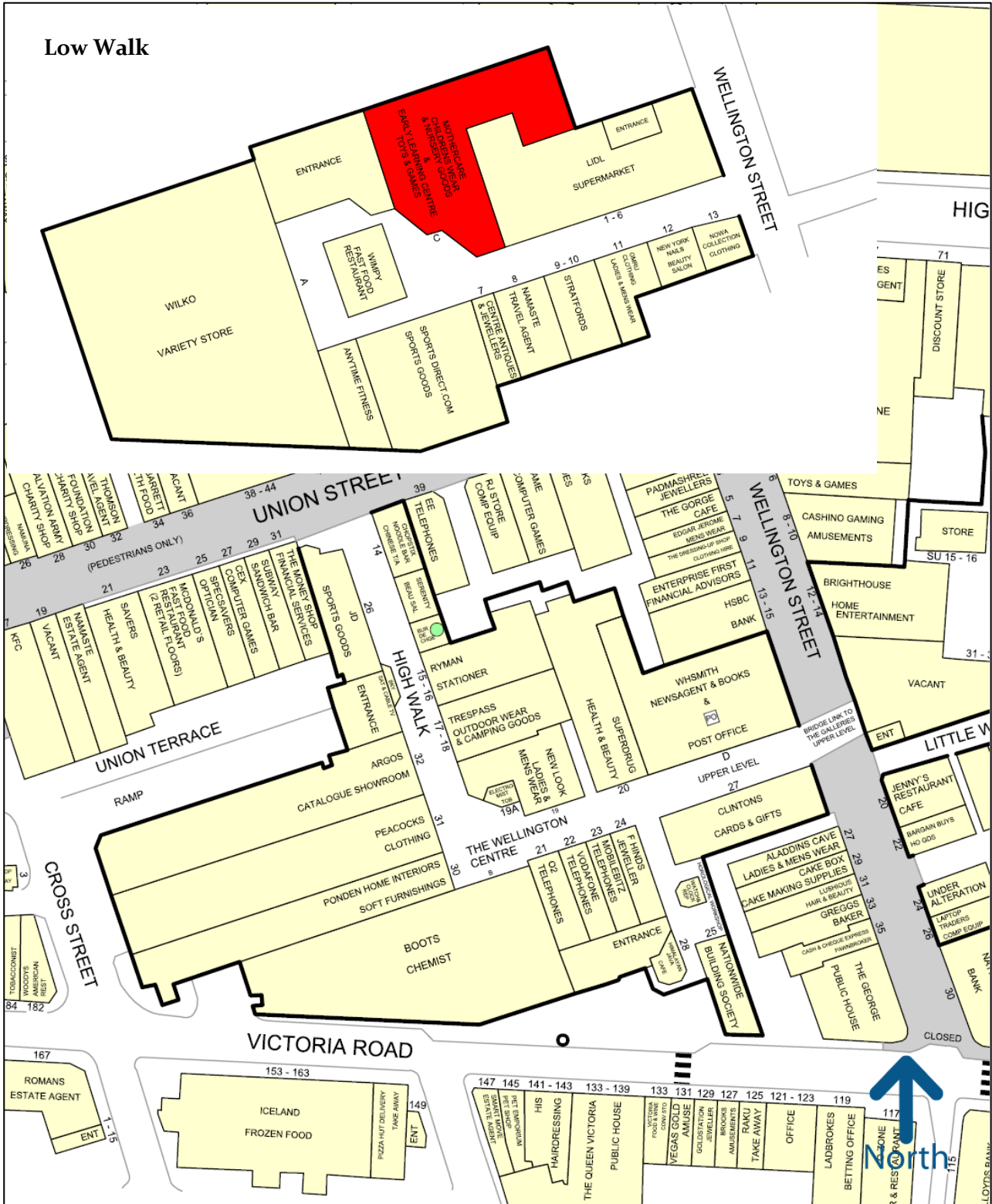
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