

# SHOP TO LET - Incentives Available

## Aldershot – 10 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      747 sq ft                      (69.4 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 & Service Charge

£1,350 per calendar month inclusive of service charge

### Rates

Rates Payable      £5,289

33% initial rates discount for qualifying tenants.

Interested parties are advised to verify rates payable 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** - Strictly via joint agents: -

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

**London Clancy** - 01256 462222  
Russell Ware - russellware@londonclancy.co.uk

**SUBJECT TO CONTRACT**

VIEWING

Paul Sirrell

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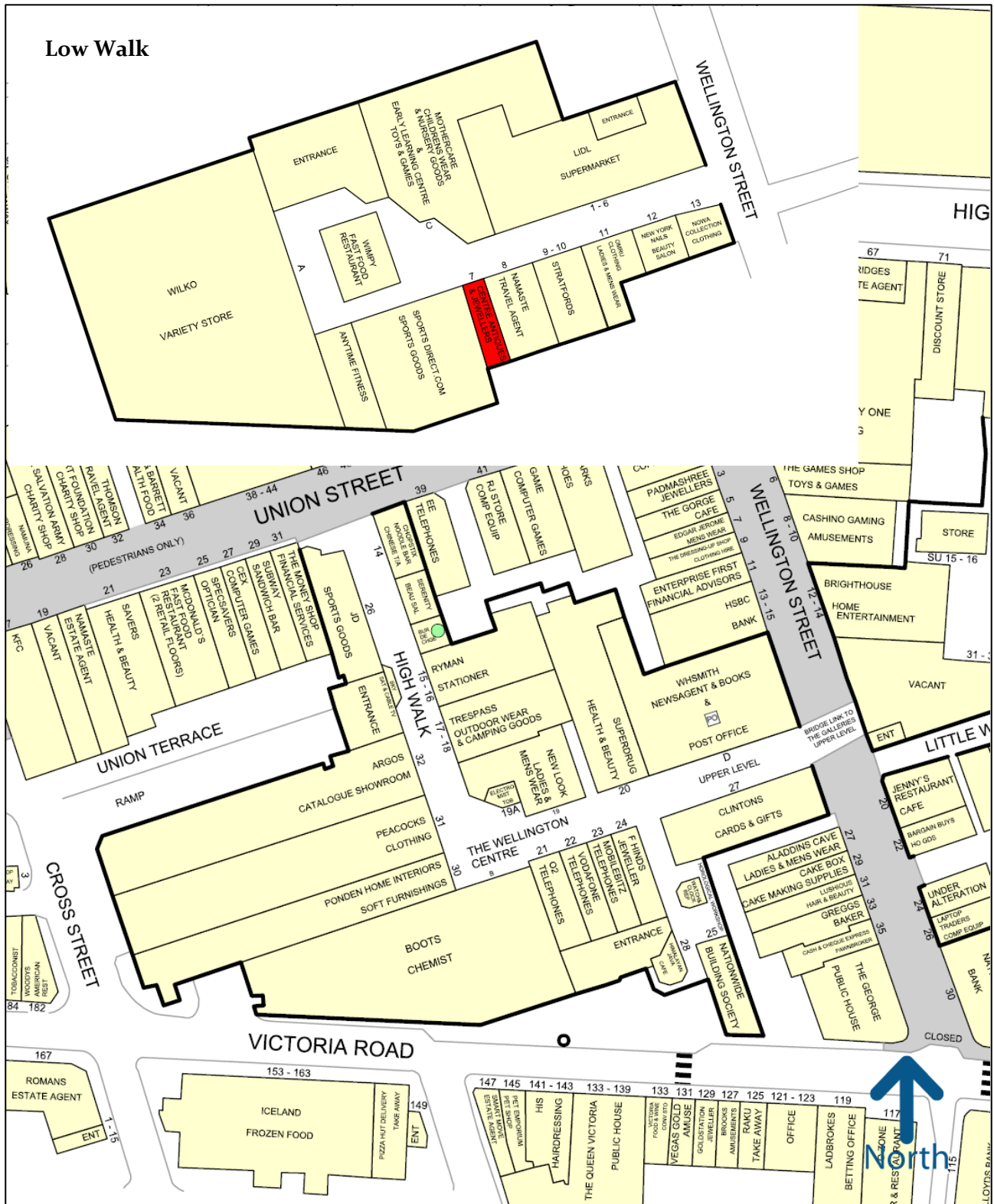
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Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer 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.

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