

Cradick
RETAIL

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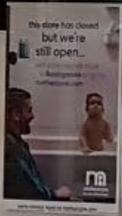
www.thewellingtoncentre.co.uk

ALDERSHOT

Unit C, 17/21 Low Walk,
The Wellington Centre, GU11 1DB

early learning centre

mothercare



Shopping Centre Retail Unit – To Let
Adjoining Lidl

LOCATION

Aldershot is a popular Hampshire commuter town, 17 miles east of Basingstoke, 8 miles south of Camberley and 11 miles west of Guildford, with a population of c.36,000.

The subject retail unit occupies a prominent trading position on the lower mall level of The Wellington Centre, close to its entrance on Wellington Street and amongst key tenants such as **Wilko** and **Lidl**.

Other occupiers within the immediate vicinity include **Sports Direct** and **Anytime Fitness**, whilst further occupiers of note within The Wellington Centre include **Trespass**, **W H Smith**, **New Look**, **Peacocks** and **Boots**. The centre also boasts a c.430 space multi-storey car park.

ACCOMMODATION

The premises are arranged over ground floor only, comprising the following approximate net internal floor area:

Ground Floor	841.24 sq m	9,055 sq ft
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TERMS

The property is available by way of a new 10 year effectively full repairing and insuring lease, subject to five yearly upward only rent reviews.

Rent on application.

SERVICE CHARGE

Details of the service charge allocation for this unit are available upon request.

RATING ASSESSMENT

Rateable Value	£50,000
Rate in the £ (2019/20)	49.1p

Prospective occupiers should make their own enquiries to verify this information.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact joint sole agents:-

Charlie Evans
01273 617142
07484 510906
cevans@cradick.co.uk

Andrew Morrish
01273 617141
07919 172115
amorrish@cradick.co.uk

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

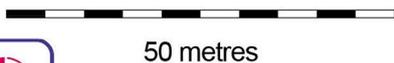
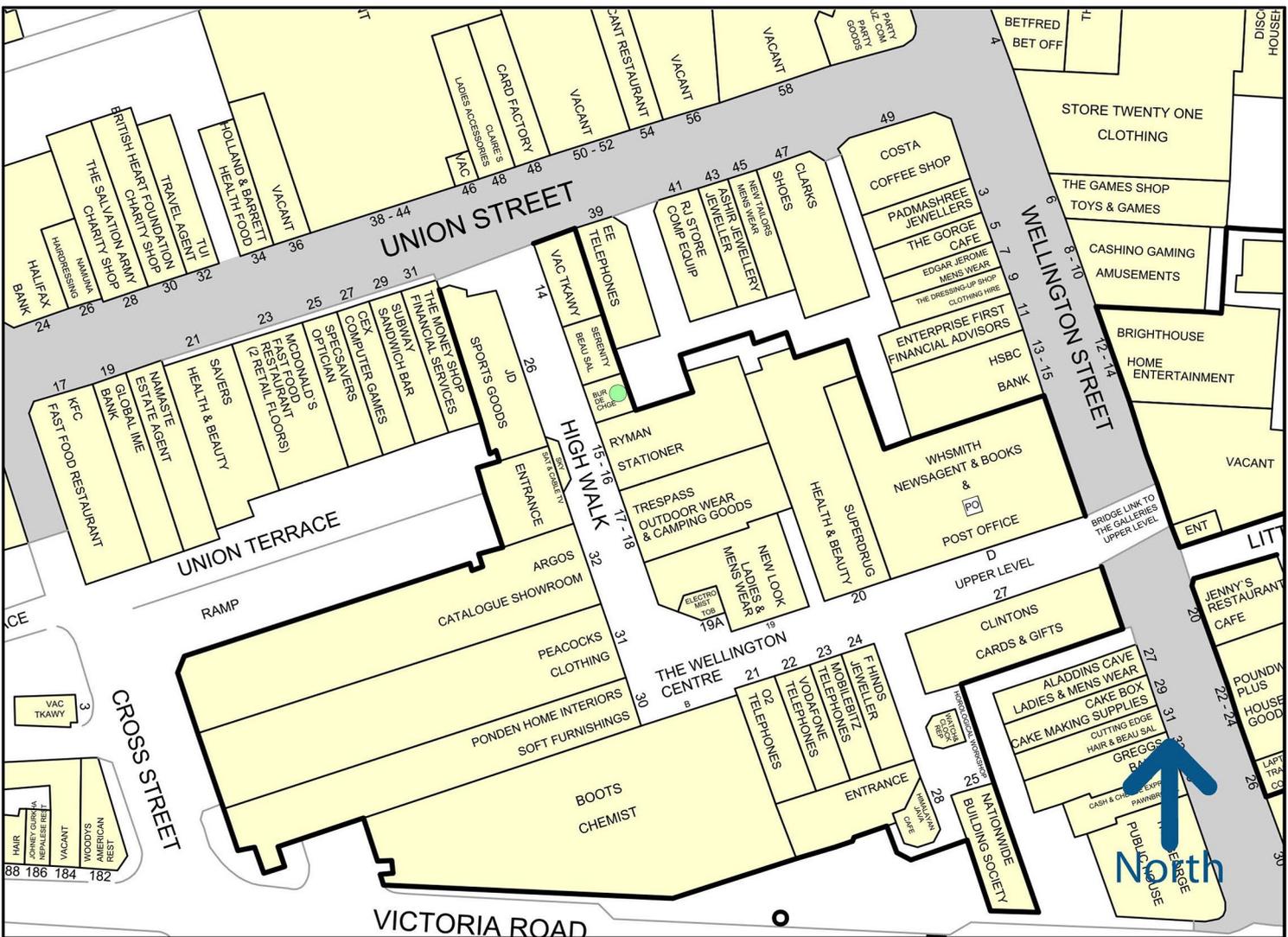
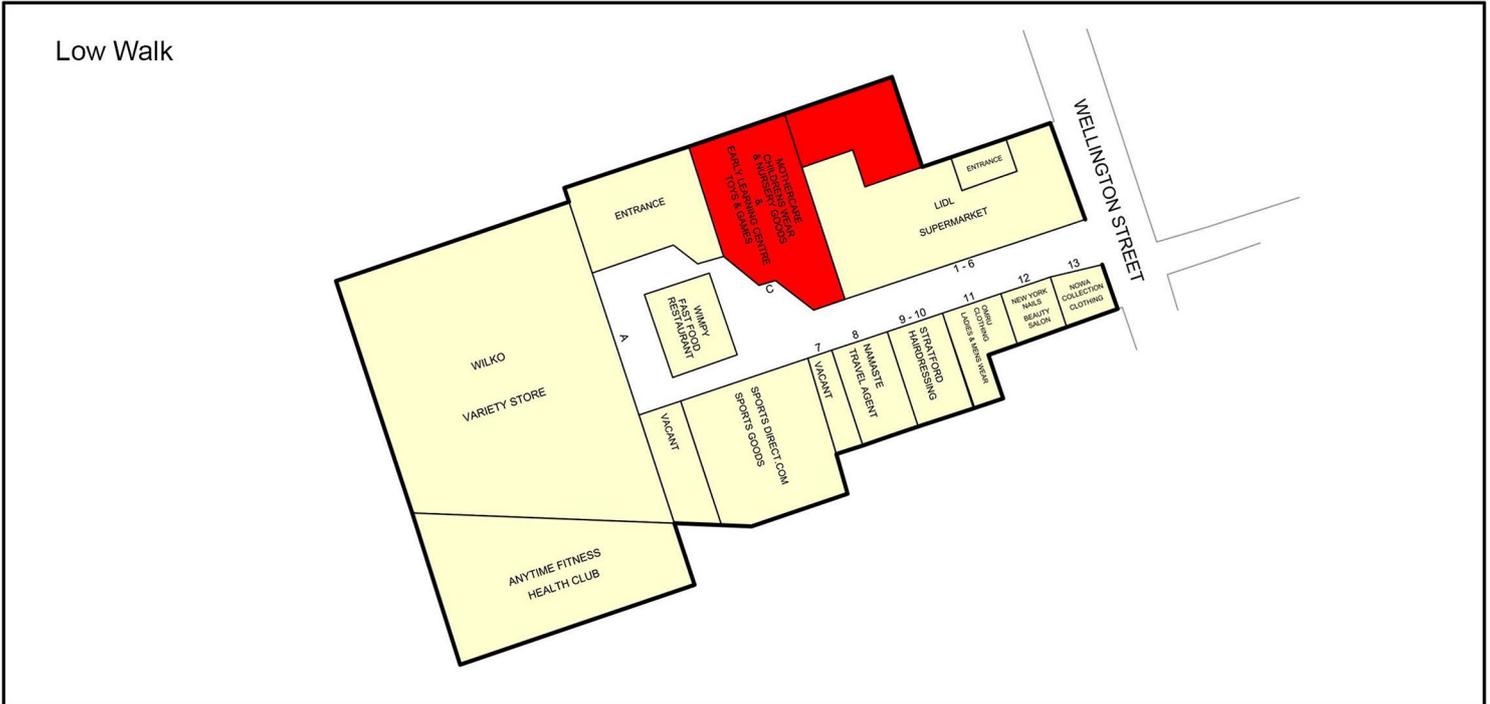
Subject to Contract & Exclusive of VAT

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6 Pavilion Mews, Church Street, Brighton BN1 1GX • 01273 617141
Offices in Tunbridge Wells & Brighton

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Experian Goad Plan Created: 27/03/2019
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