

## Aldershot - 8 Union Street - Shop To Let

- **Main high street for town centre**
- **Close to McDonald's, KFC, Subway and Savers**
- **Suitable for retail and leisure uses, STPP**

### Location

Union Street is the main high street in Aldershot, providing a good mix of daytime and evening trading. The unit is opposite Kebabish, and the likes of McDonald's, KFC, Subway, Savers and Costa all trade in this area.

### Size

The property is arranged over ground floor only with the following approximate dimensions and areas:

Internal Width	20 ft 9 ins	6.3 m
Ground Floor NIA	944 sq ft	87.73 sq m

### Lease

The property is held on a full repairing and insuring lease, due to expire on 11<sup>th</sup> August 2021 at a current passing rent of £12,500 pa, with no further rent reviews.

### Planning

The property has planning for Sui Generis uses and could suit A1, A2, A3, and D2 uses, subject to planning permission.

### Terms

The property is available via an assignment of the existing lease, with an initial rent free period – subject to status, or alternatively a new sub-lease is available until lease expiry, rent upon application.



### Business Rates

The current Rateable Value for the property is believed to be £10,250.

Ingoing parties may be liable for Small Business Rates Relief, and can investigate this further with the local authority.

Interested parties should verify any figures with the Local Authority.

### EPC

An EPC is available on request.

### Street View Link:

<https://goo.gl/maps/v1CrNCyShVx31fpH9>

### Link to Map / Location

<https://goo.gl/maps/pf1cTyMo5noVnswB6>

*Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.*

Viewing and Further Information  
Strictly by prior arrangement only with

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