



Commercial + Industrial Surveyors
Valuers • Development Consultants

ALDERSHOT
GROUND FLOOR LOCK UP SHOP
790 SQ FT (73.39 M²) – TO LET



165 NORTH LANE, ALDERSHOT, HAMPSHIRE GU12 4SY

LOCATION: Aldershot is a busy Hampshire town with a population of some 37,000, situated immediately south of Farnborough and Camberley. Junction 4 of the M3 Motorway is located four miles to the north and the A31 is situated directly to the south. The Blackwater Valley (A331) relief road is situated close by and which provides a dual carriageway link to the M3.

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The property is located on the west side of North Lane at the junction of North Lane and Canning Road with direct access to Ash Road and forms part of a local shopping parade serving the surrounding residential area. Other occupiers in the vicinity include Eden Bookmakers, One Stop supermarket, Co-op supermarket, and McColls Newsagents. The immediate area is predominantly residential although the principle industrial area of Aldershot is within very close proximity.

DESCRIPTION:

The property is arranged as a end of terrace lock-up retail unit with modern aluminium and glazed shop front providing a front sales area, rear kitchen with WC facility, fluorescent strip lighting, and rear access to a small storage area.

ACCOMMODATION:

Ground Floor Shop

Nett Frontage	19'1"	5.8 mts
Shop Depth	38'	11.6 mts
Built Depth	47' 8"	14.5 mts
Sales Area	690 sq ft	64.1 m ²
Storage	100 sq ft	9.3 m ²

Total Shop Area 790 sq ft (73.39 sq mts)

TERMS:

A new full repairing and insuring lease is available for a term by arrangement and subject to 5 yearly upward only open market rent reviews.

RENT:

£9,500 per annum exclusive of rates, building insurance, service charges and VAT.

RATES:

Ground Floor Shop Rateable value £8,600. Rate in the £: 46.6p (2017/18) rates payable £4,000.

LEGAL COSTS:

Each party is to be responsible for their own legal and surveyors costs incurred in the grant of the new lease.

VIEWING:

Strictly by prior appointment with the Sole Agents: **Emberson & Co.**,
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