



# Emberston + Co

Commercial + Industrial Surveyors  
Valuers • Development Consultants

**ALDERSHOT**  
**FIRST FLOOR – TO LET**  
**1,240 SQ FT (115 SQ MTS) APPROX**



**FIRST FLOOR 12-14 UNION STREET, ALDERSHOT, HAMPSHIRE GU11 1EG**

**SITUATION:** Located above a ground floor double fronted shop in the central retail area of Aldershot on the north side of Union Street midway between the junctions with Grosvenor Road and Short Street. Nearby traders include K.F.C, PDSA and Halifax plc. Within a short distance of the property is Aldershot main railway station (Waterloo – 50 mins). Nearby car parks include the Wellington Centre multi storey car park and the underground Morrisons Car Park.

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**DESCRIPTION:** Comprising of first floor offices configured as to 5 cellular offices with single male and female WCs, small staff room with wash hand basin. Fully carpeted throughout and fitted with suspended acoustic tiled ceiling with recessed spot lights

**ACCOMMODATION:**

The property has the following approximate floor areas:-

First Floor	775 sq ft	(71.87 sq mts)
Staffroom	123 sq ft	(11.47 sq mts)
Ancillary Stores	342 sq ft	(31.81 sq mts)
Total Overall Floor Area	1,240 sq ft	(115.15 sq mts)

**USE:** Other uses such as Nail Bar, Beauticians, Massage/Alternative Medicine etc would be permitted subject to the usual planning.

**LICENCE:** The premises are available under a one year licence agreement and which would be granted outside the Landlord & Tenant Act 1954 excluding security of tenure provisions.

**RENT:** Rent **£12,000** per annum exclusive of rates, building insurance and if applicable VAT.

**RATES:** Rates payable for the first floor are approx. £5,290 per annum.

**LEGAL COSTS:** The ingoing licensee is to be responsible for the administration costs in preparing the licence agreement and arranging for a Statutory Declaration to be completed.

**POSSESSION:** On completion of all legal formalities.

**VIEWING:** Strictly by prior appointment with the Sole Agents: **Emberson & Co.**, Suite 9 Wesley Chambers Queens Road Aldershot GU11 3JD.  
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