

334 SQ FT, RETAIL (CLASS E) UNIT

AVAILABLE ON NEW LEASE

TO LET

19 Market Street, Alton, GU34 1HA



- o Flexible Class E Use
- o Prominent town centre location
- o Attractive, Grade II Listed Building
- o Electric heating, laminate flooring
- o Good quality décor and fittings
- o Usual staff facilities

Accommodation

(Measurements taken in accordance with RICS Code of Measuring Practice)

(All Ground Floor)

| | | |
|----------------|------------------|----------------|
| Frontage | 26 ft | 7.9 m |
| Internal Width | 25 ft 8 in | 7.8 m |
| Shop Depth | 10 ft 9 in | 3.3 m |
| Main Area | 278 sq ft | 25.8 sq m |
| Kitchen Area | 22 sq ft | 2.0 sq m |
| Store | 34 sq ft | 3.3 sq m |
| Total | 334 sq ft | 31 sq m |

Rates

Interested parties are advised to make their own enquiries of the Rating Authorities, East Hampshire District Council (01730 266551). Qualifies for 100% Small Business Rate Relief Application.

EPC

An Energy Performance Certificate (EPC) has been undertaken and is available for this property on request. On the Rating Scale of A to G the Rating is B.

Terms

The accommodation is available on the basis of a new lease for length of term to be agreed. Rental guide on application.

Viewing

Strictly by appointment through sole agent:-

Glanfield Holmlund, 01420 544117, email: glanfield.holmlund@talk21.com

Map

Map available on request

Misrepresentation act 1967: Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. The areas quoted are approximate.
Finance act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or leasees must satisfy themselves as to the incidence of VAT in respect to any transaction.