



WITH EXCELLENT STORAGE

24 Pond Croft

(Reading Road), Yateley, Hampshire, GU46 7UR

**Prominent retail unit with
attached storage building**

760 to 1,365 sq ft

(70.61 to 126.81 sq m)

Rent: £19,000 per annum

- Main road frontage
- Substantial storage area
- Convenient parking

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Location

The subject property is located immediately off of the Reading Road (B3272) which is a busy route between Blackwater/Yateley to Eversley/Reading, well known for its cut through to the M4.

Although Yateley is still thought of as a village, it has a population in excess of 20,000 people (2009 figures) within its boundary, and therefore it provides a good demand for convenience retail not just due to the busy road location, but because of the number of people living within the local environs.

Description

The subject property is a lock up shop in the centre of Yateley with excellent visibility to Reading Road. The property is presented in good condition and there is ample parking nearby.

As well as the main shop with its ancillary areas there is a very useful storage building that forms part of the demise. This building has its own entrance and would be a great asset to any business with an internet or mail order.

Accommodation

	sq.ft.	sq.m.
Retail	760	70.61
Ancillary	217	20.16
Storage	388	36.05

Terms

A new lease, direct from the landlord, is available for a term to be agreed.

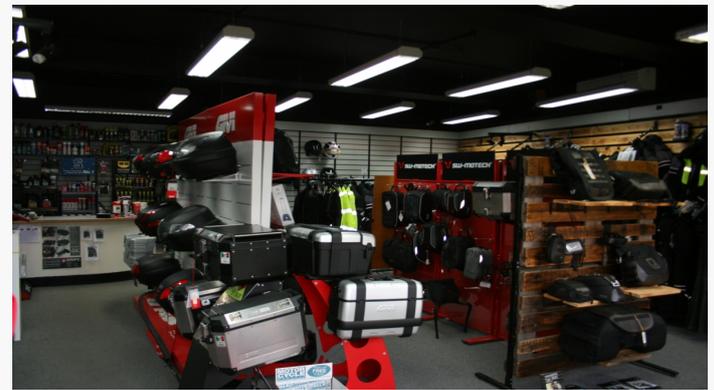
Rates & Charges

Business Rates

Rates Payable: £8,101 per annum
(based upon Rateable Value: £16,500 and UBR: 49.1p)

EPC

Available on request



Viewing & Further Information

For further information or if you would like to arrange a viewing please contact our agents:

Matthew Seary

t: 01252 710822

e: mseary@curchodandco.com

