



35 High Street

Alton, GU34 1AW

Prime High Street Retail Unit with A1 & A2 Use (Former Tui Travel Agents)

1,271 sq ft

(118.08 sq m)

- Prime trading close to Clarks Shoes, Betfred, Cafe Nero, Greggs, to name but a few
- A1 Retail/A2 Professional Services use. Alternative uses considered stpp.
- Generous sized unit with rear servicing via Draymans Way

Summary

Available Size	1,271 sq ft
Rent	£28,000 per annum
Rates Payable	£9,106.75 per annum Applicants may be eligible for a 75% Business Rates discount for the period 1st April 2024 to 31st March 2025 under the Retail, hospitality, and leisure relief. This is up to a cap of £110,000. To check if you are eligible, and for additional queries, it is advised to speak with the relevant council
Rateable Value	£18,250
EPC Rating	C (71)

Description

This prime retail unit is arranged over ground floor previously occupied by Tui Travel Agents for many years.

The subject unit benefits from rights of access via Drayman Way at the rear for deliveries. The main surface public car parks are located nearby.

Location

Alton is a traditional and busy market town with an approximate population of 17,000 and is located just off the A31 approximately 20 miles to the south west of Guildford and 17 miles to the north east of Winchester. Rail services to London Waterloo leave regularly and take approximately 1¼ hours. The town has good links to the M3 which provides excellent access to London and Southampton.

No. 35 High Street benefits from a prime trading position midway along Alton High Street. The property benefits from fronting the main one-way system through the town centre with short stay customer parking located along both sides of the High Street. Alton High Street includes many of the large multiple retailers such as Costa Coffee, M&S Simply Food, Iceland, Café Nero, Peacocks, Boots the Chemist, Domino's Pizza and Subway, to name but a few.

Lease

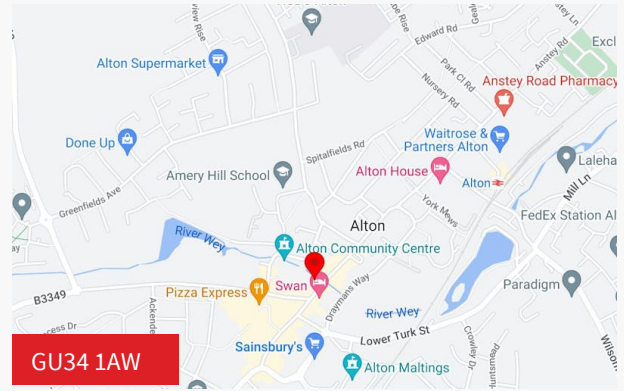
A new effective fully repairing and insuring lease for a term to be agreed, subject to periodic rent reviews.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

Legal Costs

Each party to bear their own legal costs involved in this transaction.



Viewing & Further Information

Tom Clancy
01256 462222 | 07720 091337
tclancy@curchodandco.com

Matthew Munday
01252 710822
mmunday@curchodandco.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 27/03/2024