

**41 High Street,  
Alton, GU34 1AW**

Prime Retail Unit

Ground Floor Net Sales 1877 sq ft

(174.37 sq m)

With Ancillary

**To Let**



## LOCATION

Alton is a market town situated in East Hampshire. It lies approximately 9 miles from Farnham and 16 miles from Winchester. Rail services connect to London Waterloo. Alton has a population of approximately 17,816 (Source: 2011 Census).

## SITUATION

The property is situated in the partially pedestrianised High Street in the centre of the town. Other occupiers close by include Boots, Greggs, Mountain Warehouse, Clarks and Santander.

## DESCRIPTION

The property comprises retail premises arranged over ground, first and second floors. The building is of rendered elevations under a pitched slate roof. The ground floor provides a good open retail space with ancillary staff accommodation on first floor and second floor attics.

## ACCOMMODATION

|                      |        |           |
|----------------------|--------|-----------|
| Gross Frontage       | 23' 2" | ( 7.06 m) |
| Net Frontage         | 20' 0" | ( 6.10 m) |
| Internal Width (max) | 23' 3" | ( 7.09 m) |
| Shop Depth           | 87' 8" | (26.72 m) |

|                            |            |               |
|----------------------------|------------|---------------|
| Net Sales                  | 1877 sq ft | (174.37 sq m) |
| Rear Ancillary             | 453 sq ft  | ( 42.08 sq m) |
| First Floor Staff/Kitchen  | 138 sq ft  | ( 12.82 sq m) |
| WC's                       |            |               |
| Ancillary Storage          | 738 sq ft  | ( 68.56 sq m) |
| Second Floor/Attic Storage | 379 sq ft  | ( 35.21 sq m) |

## LEASE TERMS

A new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews.

## RENT

£37,500 per annum exclusive.

## VAT

Rent exclusive of VAT (if applied).

## BUSINESS RATES

Rateable Value: £36,500.\*

Rates payable for year ending 31/03/21: £18,213.50.

\*Interested parties should satisfy themselves that the Rateable Value/Rates Payable are correct.

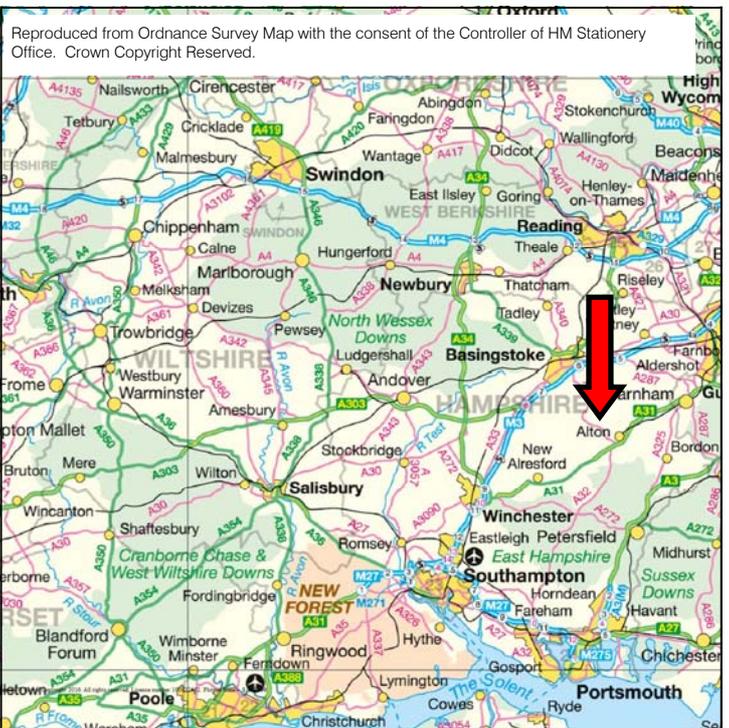
## SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

## PLANNING

Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to East Hampshire District Council, Penns Place, Petersfield, GU31 4EX. Tel: 01730 266551.

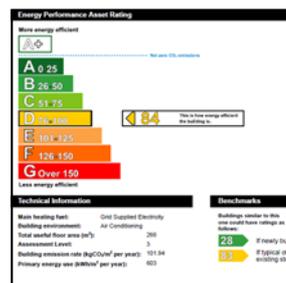


## VIEWING

Strictly by appointment only.

Ref: DS/JW/SO2803

## ENERGY PERFORMANCE



## CODE OF PRACTICE

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk).

## DISCLAIMER

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