

TOWN CENTRE RETAIL UNIT

1,000 SQ FT – AVAILABLE ON NEW LEASE

Unit 11, Westbrook Walk, Alton, Hampshire, GU34 1 HZ



- o Situated within pedestrian walkway linking the High Street with Market Square
- o Opposite WH Smith/Post Office
- o Close proximity to public car parking (100 m)
- o Rear servicing access
- o Flexible Use (Class E)
- o 2,000 sq ft potential

Accommodation

(net internal area measured in accordance with RICS Code of Measuring Practice)

Ground Floor Shop	Gross Frontage	16 ft 10 in	5.13 m
	Internal Width	19 ft 9 in	6.02 m
	Shop Depth	35 ft 3 in	10.74 m
First Floor	Storage	356 sq ft	33.07 sq m
	Total Floor Area	1,052 sq ft	97.73 sq m

Rates

Interested parties are advised to contact the Rating Authority, East Hampshire District Council.

EPC

An Energy Performance Certificate has been undertaken and is available for the property on request. The Rating is C(74) on a scale from A to G.

Note

1. The adjoining unit 10 is currently available, providing a further 957 sq ft.
2. Both units are available for occupation from the end of June 2025.

Terms

The accommodation is available on the basis of a new lease for length of term to be agreed. There is a service charge to cover maintenance of common parts, security etc. Rental details available on application.

Viewing

Strictly by appointment with Glanfield Holmlund, Tel:01420 544117, Mob: 07785346709, Email: glanfield.holmlund@talk21.com or alternatively via joint agent, Churchod & Co, email: mmunday@churchodandco.com, Tel: 01252 710822

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.

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