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# To Let - Retail/Industrial/Workshop



Unit 2 Elm Park Garden Centre, Aldermaston Road, Pamber End, Tadley,  
Hampshire RG26 5QW

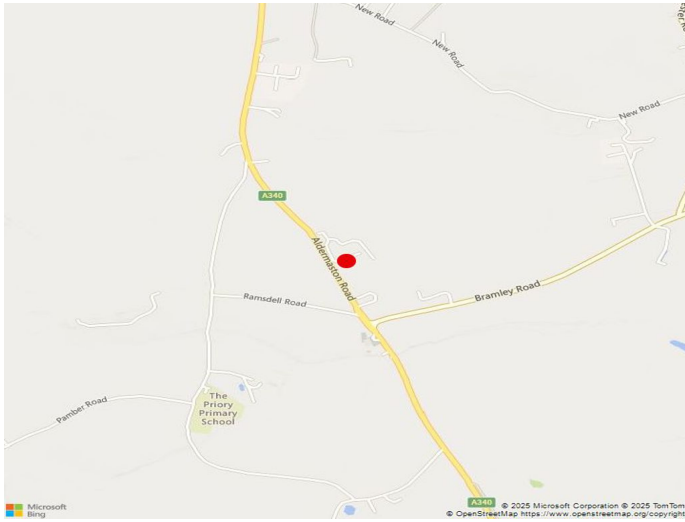
2,580 sq ft (239.68 sq m)

£25,000 per annum

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## Location



Located on the main A340 Aldermaston Road, with Basingstoke just 5 miles south, Reading 14 miles north east and Newbury 14 miles north west.

## Description

Trade counter/retail unit within Elm Park Garden Centre. The unit is of portal frame construction with insulated panels and a 5m eaves height. In addition there are separate offices, kitchen and wc facilities.

There is ample communal parking.

Trading hours are Monday to Saturday 8.30am - 5pm, Sunday 10am - 4pm, when the garden centre gates are locked.



## Accommodation

The accommodation comprises the following gross internal areas:

Floors	sq ft	sq m
Ground Floor	1,653	153.56
First Floor Mezzanine	927	86.12
<b>Total Area</b>	<b>2,580</b>	<b>239.68</b>

## EPC

The EPC rating for this property is C.

## VAT

VAT is applicable.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

## Terms

Available on a new 3 year lease.

## Business Rates

Rateable Value : £13,500

Rates Payable : £3,368.25

Interested parties should make their own enquiries directly with Basingstoke & Deane Borough Council.

## Contact

Strictly by appointment with the Sole Marketing Agents:

John Jackson

Henley-on-Thames office

Tel: 01491 571111

Email: [commercial@simmonsandsons.com](mailto:commercial@simmonsandsons.com)

## Code for Leasing Business Premises

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly 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 through professional institutions and trade associations or through the website: [RICS](http://RICS.org)

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