



**PROMINENT HIGH STREET
SHOP**

TO LET.

**36 HIGH STREET
ALTON
HANTS GU34 1BD.**

Location: **Alton** is a traditional Hampshire market town of approx. 20,000 population situated close to **Farnham** (9 miles), **Guildford** (20 miles) & **Winchester** (16 miles). It has excellent transport links (A31 & M3 nearby) and a mainline railway station with connections to London Waterloo (1.25 hours). CALA Homes Rivermead Gardens development close by of over 200 homes will further enhance this location. With the benefit of on street car parking, other occupiers nearby include **Costa Coffee, Co Op Express, Nat West Bank, Clarks Shoes & The Swan Hotel.**

Accommodation: The shop forms part of a refurbished late Victorian terrace property with traditional sash windows and well configured ground floor only retail / ancillary accommodation, with also the benefit of a rear open yard beside a stream, suitable for outside seating. It has the following approx. dimensions & areas:

Internal Width (front)	27' 6" (8.38m)
Widening to	32'2" (9.8m)
Shop Depth	65'0" (19.81m)
Ground Floor Retail & Ancillary (inc. WC's)	1,808 sq ft (160 sq m)

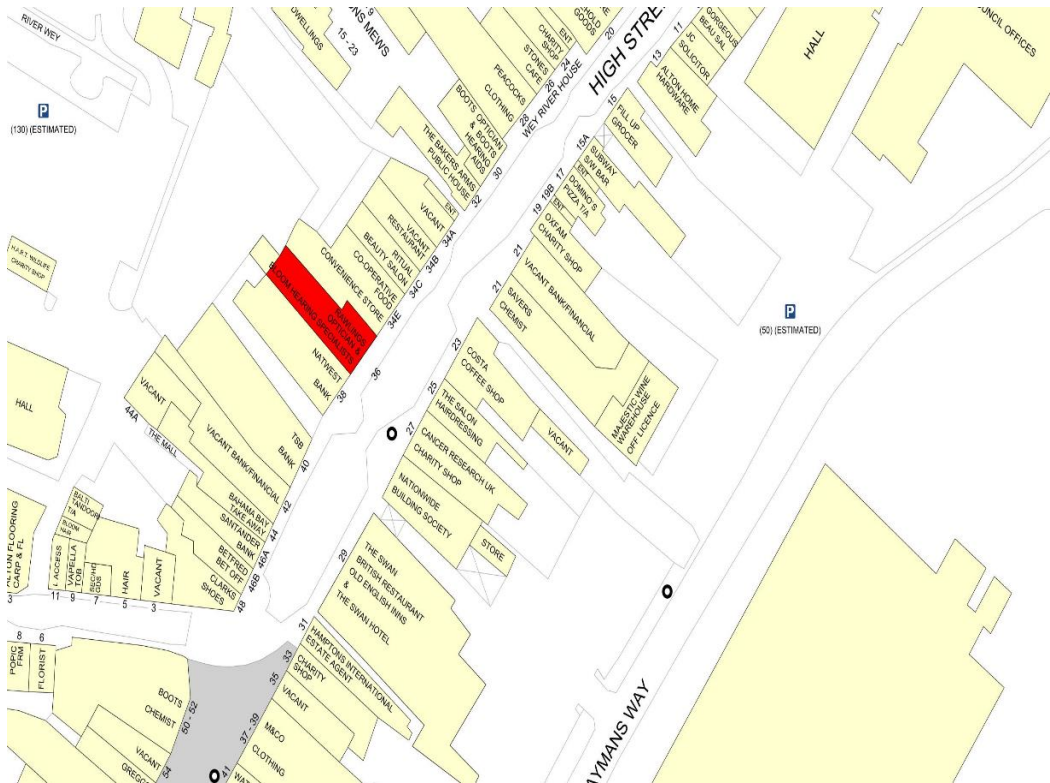
Lease: New Lease for a term to be agreed available from Summer 2023 onwards (subject to vacant possession).

Use: Currently Class E retail. All viable uses including food & beverage will be considered.

Rent: Offers over £40,000 per annum exclusive of rates & service charge.

Rates: New RV - £26,000. Interested parties should make their own enquiries with the Local Authority on actual rates payable since Government relief may be available.

EPC Rating: Rated D (valid until 2031).



Viewing:

Formal viewings by prior appointment through Joint Sole Retained Agents:

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