

SHOP TO LET OR FREEHOLD FOR SALE

ALTON, HAMPSHIRE

51 HIGH STREET



CHARTERED SURVEYORS

LOCATION

The property is prominently located in the centre of Alton High Street on the corner of the junction with Turk Street, directly opposite **Caffè Nero** and **New Look**. There are a number of other multiple retailers in close proximity including **Waterstones**, **Specsavers**, **M & Co**, **Boots** and **Costa Coffee** with **M & S Simply Food** a short walk away.

ACCOMMODATION

The shop is arranged on ground floor only and provides the following approximate dimensions and net internal floor areas:-

Gross Frontage	20 ft 0 ins	6.10 m
Internal Width	18 ft 3 ins (max)	5.56 m
Shop Depth	45 ft 5 ins	13.85 m
Ground Floor Sales Area	841 sq ft	78.13 sq m
Rear Ancillary	264 sq ft	24.53 sq m

LEASE

The shop is available on a new effectively full repairing and insuring lease for a term of 10 years subject to a rent review after 5 years.

RENT

A commencing rent of £37,500 pa.

FREEHOLD

Offers in the region of £695,000 for the freehold interest which includes the benefit of a 3 bedroom first floor flat currently let on an AST producing approximately £12,000 pa.

RATES

We understand that the rates assessment for the property is as follows:

Rateable Value	£17,750
UBR 2011 / 2012	43.3p
Rates Payable 2011 / 2012	£7,686

Interested parties are advised to make their own enquiries with the local authority for verification purposes.



LEGAL COSTS

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

VIEWING

Staff are unaware any viewing is to be strictly by appointment through Leslie Perkins:-

Guy Maude

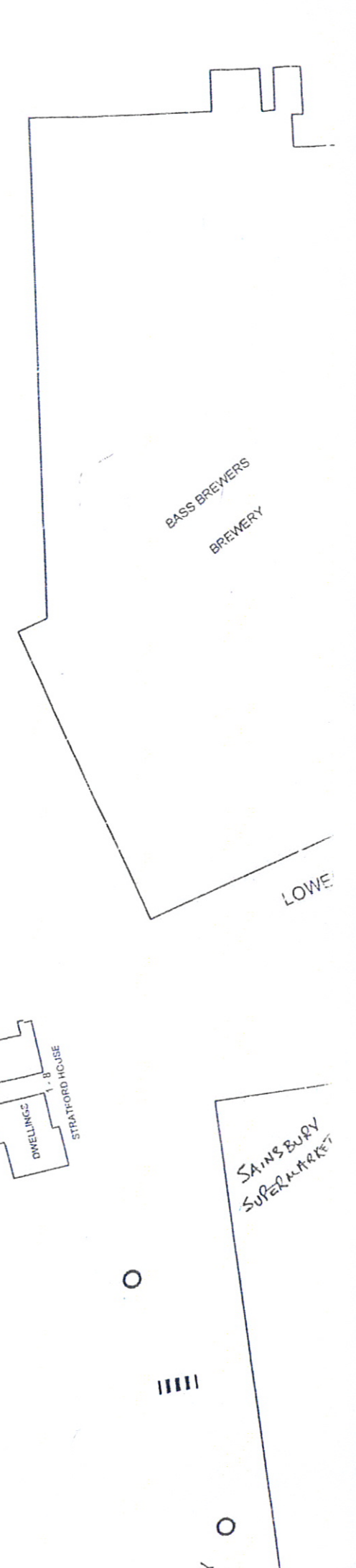
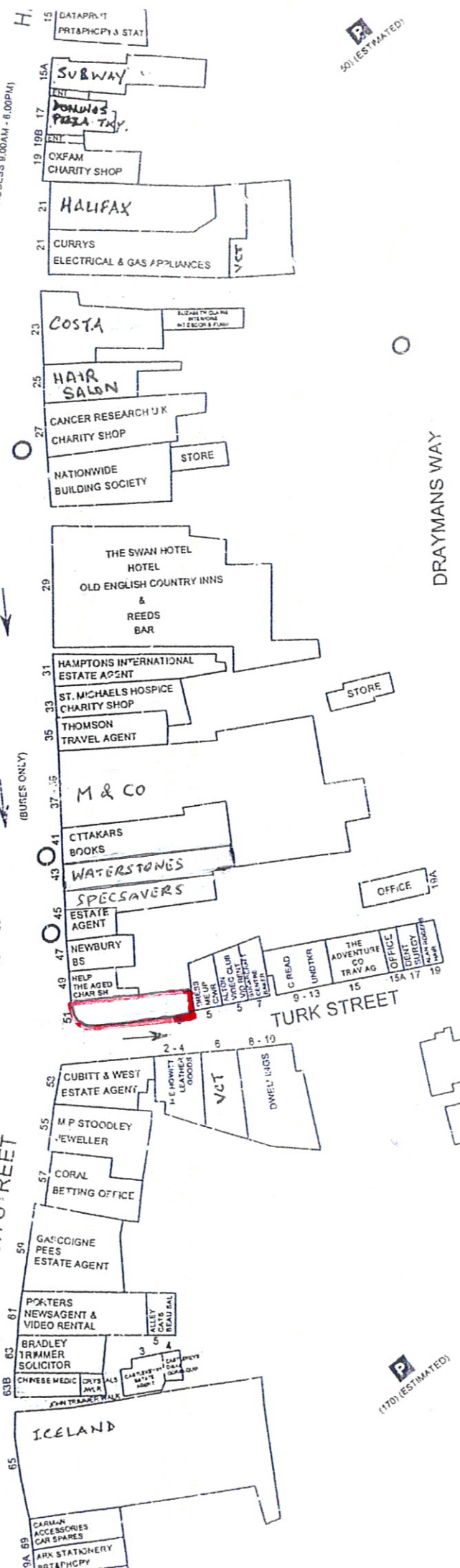
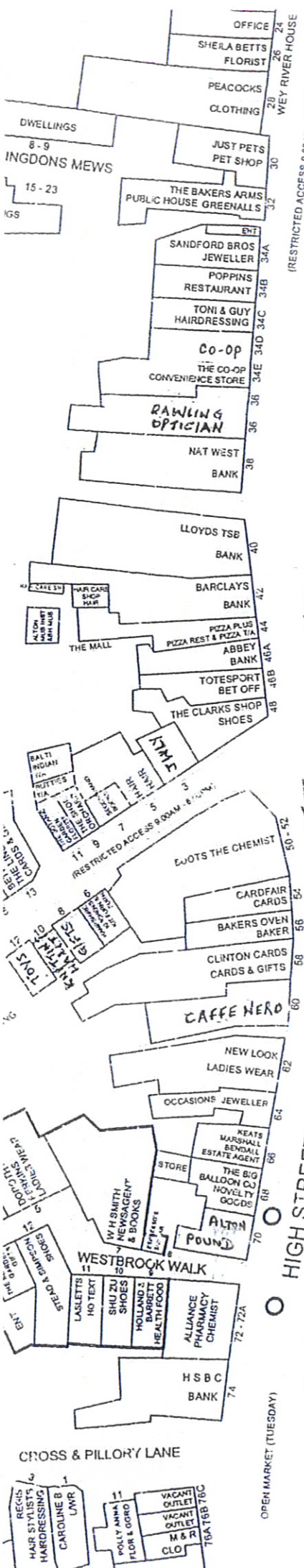
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P (50) (ESTIMATED)

P (170) (ESTIMATED)

WY RIVER HOUSE
(RESTRICTED ACCESS 9.00AM - 6.00PM)

(BUSES ONLY)

OPEN MARKET (TUESDAY)

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