To Let - Retail/Industrial/Workshop

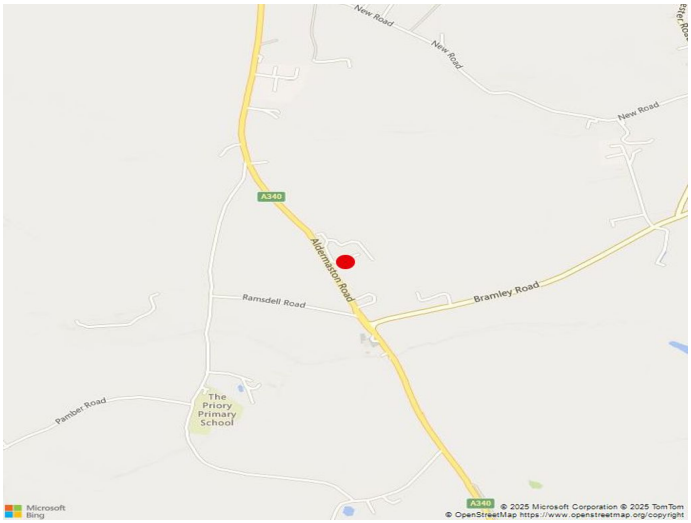


Unit 2 Elm Park Garden Centre, Aldermaston Road, Pamber End, Tadley, Hampshire RG26 5QW

2,580 sq ft (239.68 sq m)

£25,000 per annum

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: 2,580 sq ft

Floors	sq ft	sq m
Ground Floor	1,653	153.56
First Floor Mezzanine	927	86.12
Total Area	**2,580**	**239.68**

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
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

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

Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Simmons & Sons Surveyors LLP has any authority to make or give any representation or warranty whatsoever in relation to this property.