

ATTRACTIVE CORNER RETAIL/PROFESSIONAL SERVICES UNIT WITH PARKING (class E(a) & E(c))



FOR SALE OR TO LET

757 ft² (70.38 m²)

60, VILLAGE WAY, YATELEY, GU46 7SE

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- ▶ **PROMINENT GROUND FLOOR CLASS E (a) & (c) UNIT**
- ▶ **NEW CONSTRUCTION – OPEN PLAN**
- ▶ **ADJACENT TO BUSY SHOPPING PARADE**
- ▶ **4 PARKING SPACES LOCATED TO FRONT OF UNIT**
- ▶ **IDEAL FOR A CLINIC TYPE USER (SUBJECT TO A USE VARIATION)**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Village Way is located to the West of Yateley village centre, with the subject property being adjacent to a busy parade of shops which includes a Boots Chemist, Sainsburys Local and a Post Office, and is within a short walk of various other local shopping including a Greggs Bakery.

Yateley town is located within Hampshire and close to the borders of both Surrey and Berkshire. Camberley is 4 miles to the East; Fleet is around 5.5 miles to the South and Reading 12 miles to the North. Junctions 4 and 4a of the M3 are both within a few miles leading to Basingstoke/Southampton and London providing easy access to the M25.

DESCRIPTION

A new corner Class E(a) & E(c) unit forming part of Gayton House, which offers open plan accommodation, and a chance for a company to work from a “blank canvas” in order to create working space to suit their business’s needs. The unit from the exterior has “kerb appeal”, and has 4 allocated parking spaces located to the immediate front of the unit.

ACCOMMODATION (approximate measurements and gross internal floor area GIA)

Internal Width	22' 6" ft	(6.9 m)
Internal Depth	33' 5" ft	(10.23 m)
Total Area (GIA)	757 ft²	(70.38 m²)

***Please note that the unit is being offered in open plan condition, so any purchaser or tenant should expect to carry out the second fix themselves.**

LEASE

Available on a new lease, with length of lease term by agreement.

RENT

A rent of £20,000 pax.

FOR SALE

A virtual freehold (999 ground lease from the 1st January 2026), subject to a peppercorn ground rent, “Offers in the Region of £250,000”.

SERVICE CHARGE

Estimated service charge of £900 per annum, based on our client’s current budget forecast, we understand from our client that this includes buildings insurance.

VAT

We understand from our client that the property will be elected for VAT, therefore VAT will be charged at the prevailing rate on the rent or purchase price.

PLANNING – PERMITTED USE

The unit has a Class E (a) & (c) planning consent, the use (a) is display or retail sale goods, other than hot food, the use (c) is financial services, professional services (other than health or medical services), and other appropriate services in a commercial, business or service locality.

BUSINESS RATES

To be assessed.

ENERGY PERFORMANCE CERTIFICATE

A shell EPC to be provided shortly.

LEGAL COSTS

Each party to pay their own legal costs in the matter.

SITE PLAN (COMMERCIAL UNIT) - Plan not to scale



VIEWING

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