TO LET

- Prominent frontage
- Opposite local bus stop
- Within ¼ mile of railway station, London Waterloo 1 hr
- Rear vehicular access via Victoria Road
- Ample private parking
- On-street parking (30 mins free)
- Close proximity to Alton Model Centre, Howdens (insurance), well known Art Gallery
- Ground floor premises
- Flexible Class E Use
- 100% Small Business Rate Relief, subject to occupier status

16 NORMANDY STREET, ALTON, HAMPSHIRE, GU34 1BX

864 SQ FT – AMPLE CAR PARKING AVAILABLE ON NEW LEASE – TO LET



Website and Brochure Link







Contact: Chris Glanfield BSc(Hons) MRICS

Glanfield Holmlund

Chartered Surveyors

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Email: glanfield.holmlund@talk21.com

Accommodation

Ground Floor	Frontage	25 ft 6 in	7.8 m
	Internal Width (max)	24 ft	7.3 m
	Built Depth	41 ft 6 in	12.7 m
	Sales Area	481 sq ft	44.7 sq m
	Ancillary Areas	383 sq ft	35.6 sq m
Total		**864 sq ft**	**80.3 sq m**

Terms

The accommodation is available on the basis of a new lease for length of term to be agreed, Rental guide on application.

Misrepresentation Act 1967: Whilst all the information in these particulars is belived to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. The areas quoted are approximate.
Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect to any transaction.
Code for Leasing Business Premises: In England and Wales the Code for Leasing Business Premises, 1st edition, strongly recommends that any party entering into a business tenancy or lease agreement takes professional advice from a surveyor or solicitor. A copy of the Code (1st edition, February 2020) can be found on the RICS website.
AML: In order to comply with Anti-Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002, Glanfield Holmlund are required to identify all prospective purchasers and tenants.