E (Commercial / Business / Service), Retail

TO LET

CURCHOD&CO

11 Westbrook Walk

Alton, GU34 1HZ

Class E Town Centre Premises

1,052 sq ft

(97.73 sq m)

- Available immediately
- Situated within pedestrianised walkway linking High Street with Market Square
- Nearby occupiers include WH Smith, Post Office and Ten Tun Tap House
- First floor office/storage
- Close proximity to public car parking
- The Adjoining Unit 10 is currently available, providing a further 957 sq ft

11 Westbrook Walk, Alton, GU34 1HZ

Summary

Available Size	1,052 sq ft
Rent	£22,000 per annum
Business Rates	Details on application
EPC Rating	C (74)

Description

The subject property is arranged over ground and first floor levels. The ground floor provides an open-plan retail area with ancillary storage to the rear, including WC facilities. The first floor offers a staff breakout/office/storage area. Additional access is available via a rear door.

Location

Alton is a traditional and thriving market town with a population of approximately 17,000. It is situated just off the A31, around 20 miles south-west of Guildford and 17 miles north-east of Winchester. Alton also enjoys good connectivity to the M3, offering excellent access to both London and Southampton.

The town benefits from regular rail services to London Waterloo, with journey times of approximately 1 hour and 15 minutes.

Accommodation

The accommodation comprises the following areas (measured on a net internal area basis):

Name	sq ft	sq m
Ground - Sales	696	64.66
1st - Storage	356	33.07
Total	**1,052**	**97.73**

Terms

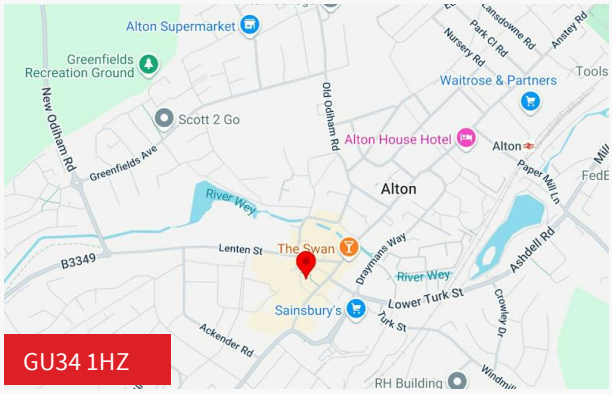
The accommodation is available on the basis of a new lease for a length of term to be agreed. There is a service charge to cover the proportionate share of common expenditures.

Legal Costs / VAT

Each party to be responsible for the payment of their own legal and other professional fees incurred in the letting. All prices are quoted exclusive of VAT which may be charged.

Anti-Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



Viewing & Further Information

Matthew Munday
01252 710822 | 07742 336948
mmunday@curchodandco.com

Chris Glanfield (Glanfield Holmlund)
01420 544117
glanfield.holmlund@talk21.com

More properties @ curchodandco.com

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. In order to promote constructive and collaborative negotiations when agreeing Heads of Terms, Curchod and Co confirm they follow the mandatory and best practice requirements stated within the RICS Professional Statement (1st Edition) Code for Leasing Business Premises 2020. www.rics.org. Generated on 16/10/2026

WESTBROOK
WESTBROOK

WESTBROOK
POST OFFICE

WESTBROOK