Retail

TO LET

CURCHOD&CO

9 Westbrook Walk

Alton, GU34 1HZ

Class E town centre premises

1,330 sq ft

(123.56 sq m)

- Air conditioning
- WC
- Staff break out room/kitchenette
- First floor office/storage
- Neighbouring occupiers include W H Smith, Ten Tun Tap House, Dill and Espressos
- Situated within a pedestrianised walkway linking the High Street with Market Square

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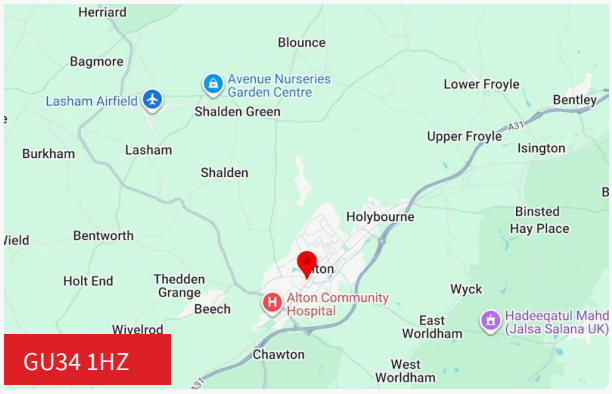
Summary

Available Size	1,330 sq ft
Rent	£21,000 per annum
Rates Payable	£4,870.50 per annum This property qualifies for small business rates relief
Rateable Value	£12,750
Service Charge	N/A
EPC Rating	C (54)



Description

The available accommodation comprises a two-storey building with a brick-fronted façade, prominently situated within Westbrook Walk, a well-established development directly adjacent to Alton's prime High Street.

Internally, the building provides retail accommodation to the ground floor, with ancillary accommodation to the rear and on the first floor. The property benefits from air conditioning and a ground-floor WC, while the first floor offers flexible space suitable for use as a staff break-out room, office, and/or storage area.

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 - Retail	693	64.38
1st - Ancillary	637	59.18
Total	**1,330**	**123.56**

Terms

The unit is available on the basis of a new lease for a term to be agreed.

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

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Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T)
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