



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

TO LET

RETAIL PREMISES

MAY ALSO SUIT CLINIC/LEISURE USERS



**13 THE PARADE
(20) READING ROAD
YATELEY
GU46 7UN**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quoted are net of VAT.

LOCATION: The property forms part of a busy local parade on the north side of Reading Road in the centre of Yateley.

Within Yateley there is a choice of local shopping with a wider range and mainline stations available at the nearby centres of Fleet and Hook. There is easy access to the A30, which in turn links with the M3 at junction 5 giving access to the south coast and the M25 with the national motorway network beyond.

DESCRIPTION: The property comprises a ground floor shop forming part of a busy local retail parade with a number of independent and varied retailers. We have measured the accommodation in accordance with International Property Measurement Standards 3:

Gross Frontage	5.6 M	(18ft 5)
Net Frontage	5.3 M	(17ft 5)

RETAIL AREA **58.3 SQ M** **(628 SQ FT)**

Ancillary Store/Loading **17.5 SQ M** **(188 SQ FT)**

AMENITIES: * WC Facilities
 * Kitchenette

TENURE: A new effective Full Repairing and Insuring Lease is available for a term by arrangement

RENT: £15,000 per annum exclusive.
The property is elected for VAT and accordingly this will be applicable to the rent.

RATES: Rateable Value £14,250 payable at 49.9p in the £ (2023/24).
Some Small Business Rates Relief may be available for qualifying occupiers..

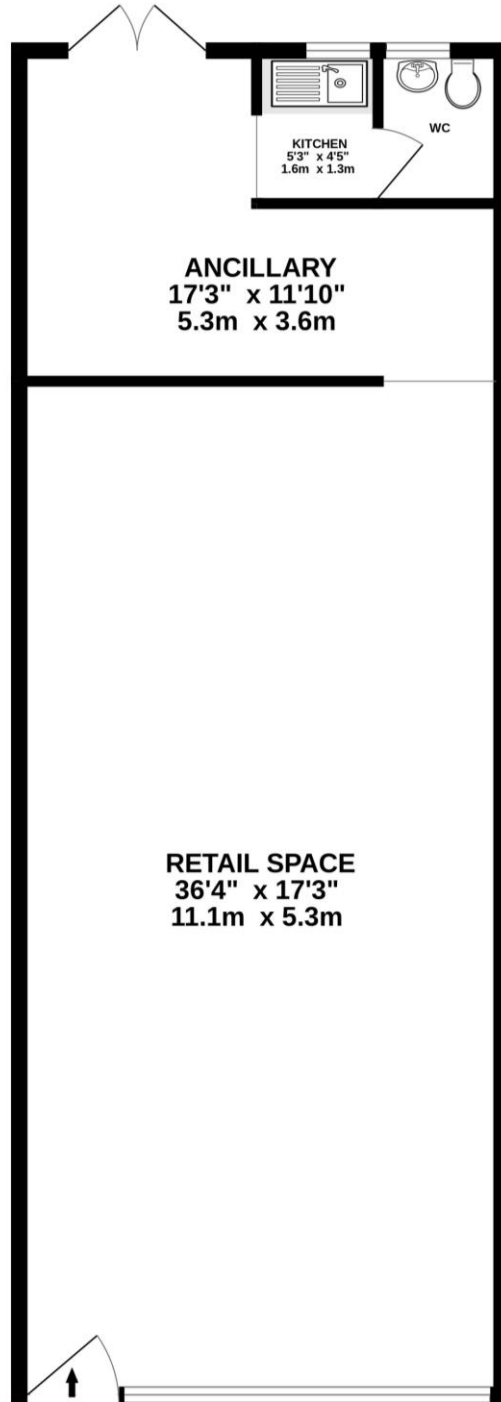
EPC: C 54

VIEWING: By appointment through Park Steele 01252 717979.

RICS Code for Leasing Business Premises: We draw prospective Tenants attention to this Code and its recommendation that intending Tenants obtain professional advice.

Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.





GROUND FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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