



THE
WELLINGTON
ALDERSHOT

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TO LET

Prime Retail Unit

1,520 sq.ft

(141.2 sq.m)

**31-33 High Walk, The Wellington Centre, Aldershot,
Hampshire, GU11 1DB**

- Prime shopping centre
- Multi level shopping centre
- Onsite car parking
- Tenants include Lidi, Boots, Sports Direct, Poundland

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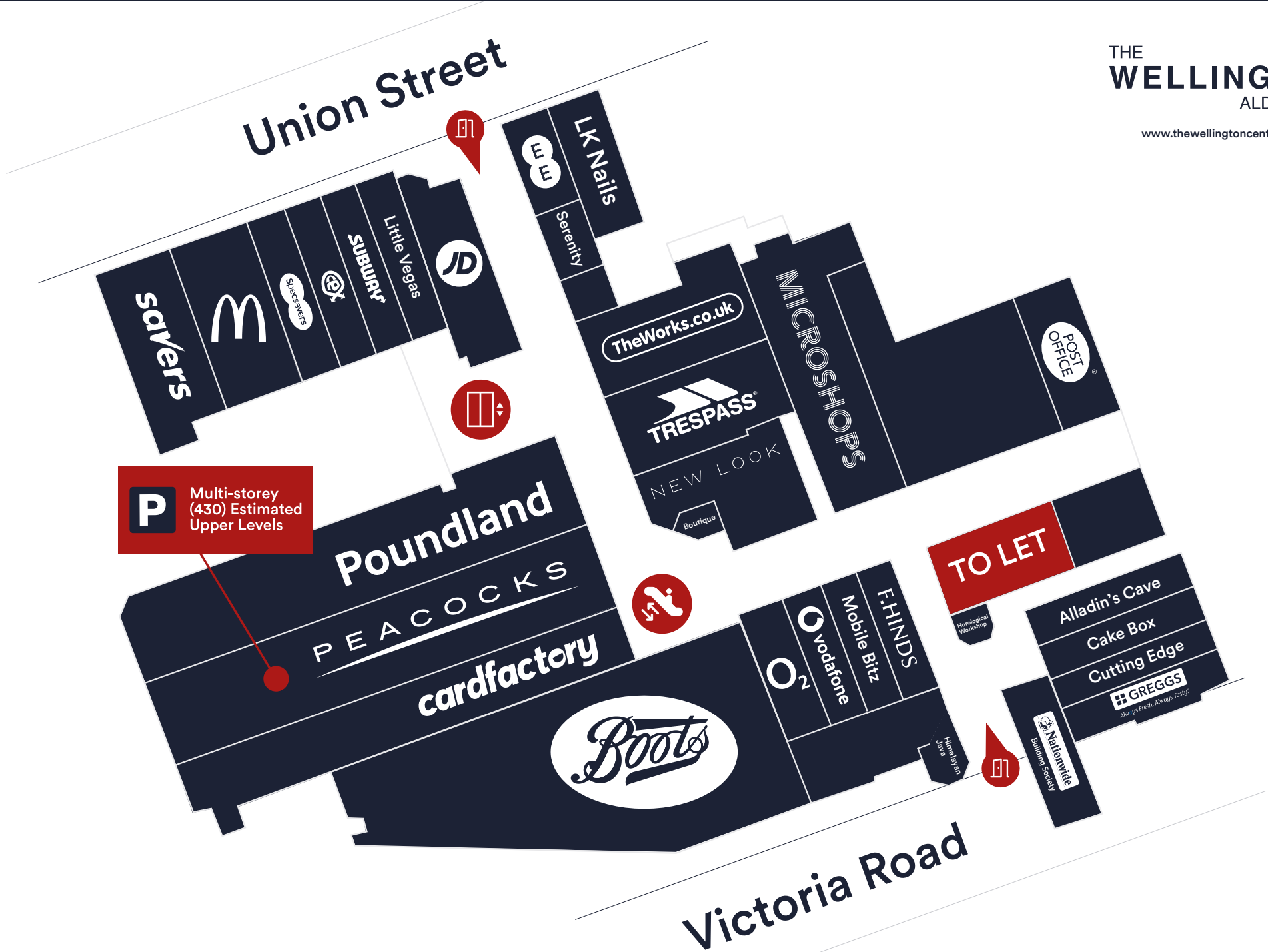
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31-33 High Walk, The Wellington Centre, Aldershot, Hampshire, GU11 1DB

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,520	141.2
TOTAL	1,520	141.2

Description

- The property is arranged over ground floor sales only
- Busy pitch on the High Walk
- Nearby retailers include New Look, Peacocks, Boots, Trepass, Vodafone, Sports Direct, Lidl, O2, Poundland and Anytime Fitness

Rent

POA

Rates

Interested parties should satisfy themselves as to the Rateable value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority.

Service Charge & Insurance

All units in the scheme contribute to the service charge for the subject unit. The landlord insures the structure and recovers the cost of the premium from the tenant.



Services

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Energy Performance

Further information available upon request.

Planning

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Location - GU11 1DB

Aldershot is a popular Hampshire commuter town, 17 miles east of Basingstoke, 8 miles south of Camberley and 11 miles west of Guildford, with a population of c.36,000. The town is served by its own mainline railway station and there is easy access to major road and motorway networks. The Wellington Centre, a short distance from the Union Street entrance and adjoining multi-storey car park, which boasts c.430 spaces. The centre also benefits from an average footfall of approximately 88,000 per week.



Viewing

Strictly via prior appointment with the appointed agents:

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