

TOWN CENTRE RETAIL PREMISES

Currently DELICATESSEN/BUTCHERY

Approx 700 sq ft

TO LET



78c High Street, Alton, Hampshire, GU34 1EN

- o Central location opposite M&S and Superdrug
- o On Street parking immediately to the front – public car park to rear
- o Adjacent to the regular Tuesday Street Market
- o Long established delicatessen/butchery
- o Various equipment potentially available by separate negotiations
- o Usual staff facilities
- o Flexible lease terms

Accommodation

(Approximate measurements taken in accordance with RICS Code of Measuring Practice)

Frontage	15 ft 4 in	4.7 m
Internal width	15 ft 4 in	4.7 m
Depth (max)	43 ft 6 in	13.3 m
Sales area	400 sq ft	37 sq m
Walk in refrigeration	139 sq ft	13 sq m
Storage	32 sq ft	3 sq m
Rear Lobby	43 sq ft	4 sq m
Lean to Storage	<u>86 sq ft</u>	<u>8 sq m</u>
	700 sq ft	65 sq m

EPC

An Energy Performance Certificate (EPC) has been undertaken and is available on request. On the rating scale of A to G the rating is D83.

Rates

Interested parties are advised to make their own enquiries of the Rating Authority, East Hampshire District Council, 01730 266551.

Terms

The accommodation is held on the basis of an existing, 12 year lease from 28 June 2018. The rent is £18,500 per annum exclusive, subject to 4 yearly rent review. There is a tenant option to break at any time, provided no more than 12 months or less than 6 months notice. The accommodation is either available by way of assignment of the existing lease or, alternatively, by way of a new lease (subject to landlord approval).

Viewing

Strictly by appointment with sole agents:

Glanfield Holmlund

Email: glanfield.holmlund@talk21.com

Telephone: **01420 544117**

Map

Map available on request

