

1,320 SQ FT CLASS E USE

TOWN CENTRE BUSINESS PREMISES

PRIVATE PARKING – TO LET

Unit 2, Cross & Pillory House, Cross & Pillory Lane, Alton, GU34 1HL



- o Town Centre location
- o Opposite 2023 MasterChef Winner's Restaurant, Khao Soi
- o Rear vehicular access, private parking space
- o Large public car park adjacent
- o Qualify for 100% Small Business Rate Relief, subject to occupier application
- o Fronting private courtyard/atrium environment

Accommodation

(Measured in accordance with the RICS Code of Measuring Practice)

Ground Floor

Frontage	50 ft	15.2 m
Main Area	1,217 sq ft	113.1 sq m
Separate Room	103 sq ft	9.6 sq m
WCs		
Total	1,320 sq ft	122.7 sq m

Outside: 1 Private parking space

Rates

Interested parties are advised to contact the Rating Authority, EHDC. It is understood that the premises qualify for 100% Small Business Rate Relief, subject to occupier application.

EPC

An Energy Performance Certificate has been undertaken and the Rating is B (38) on a scale from A to G.

Terms

The accommodation is available on the basis of a new lease to be agreed with rental guide on application. There is a service charge to cover common expenditure, details on request.

Viewing

Strictly by appointment with Glanfield Holmlund, Tel: 01420 544117, Mob: 07785 346709, Email: glanfield.holmlund@talk21.com

Map

Map available on request

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. The areas quoted are approximate.

Finance act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or leasees must satisfy themselves as to the incidence of VAT in respect to any transaction.

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