

SHOP

A5 Takeaway

NET SALES 954 SQ.FT. (88.7 M²)

TO LET



6 THE PARADE, READING ROAD, YATELEY

LOCATION

The property is located within The Parade in the left-hand corner when looking in from Reading Road.

The Parade comprises 16 retail units all with flats above let to a variety of users including Carson & Co Estate Agents and Yateley Angling Centre.

Yateley itself is located about 4 miles from junction 4 of the M3 motorway to the south west of Camberley.

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11 Chequers Road, Basingstoke RG21 7PU

DESCRIPTION

The property comprises a ground floor shop unit with kitchen and toilet facilities to the rear. The shop has an aluminium shop front and fluorescent lighting. There is a rear loading facility via double personnel doors and a separate single personnel door.

The shop maybe used for A1/A2 retail uses under permitted development rules. Please confirm with the local planning authority Hart District Council 01252 622122.

The two-bedroom flat above may be available to purchase by separate negotiation.

ACCOMMODATION Ground Floor

Internal Width	-	17'1"	5.20m
Gross Frontage	-	18'0"	5.49m
Shop Depth	-	41'6"	12.65m

NET SALES AREA - 954 SQ.FT. 88.7 M²

TERMS

The property is available by way of a new F R & I lease for a term to be agreed.

RENT

£13,950 per annum exclusive.

RATES

We understand from the VOA website that the rateable value of the shop is £16250 and rates payable for 2017/18 are £7783.75.

LEGAL COSTS

Each party to bear their own costs.

VIEWING

Strictly by appointment with sole agents: -

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