

## To Let

### ALTON

21b High Street

### Location

The property occupies a prime trading position on Alton High Street, immediately adjacent to Savers and Oxfam. National multiple retailers located close by include Costa, Peacocks, Subway and Boots Opticians.

An extract from the street plan is attached upon which the property has been highlighted.

### Accommodation

The property is arranged over ground floor only comprising the following approximate net internal floor areas:

Gross Frontage	22 ft 3 in	6.8 m
Net Frontage	21 ft 3 in	5.0 m
Internal Width	28 ft 6 in	8.7 m
Shop Depth	95 ft 2 in	29.0 m
Ground Floor Sales	2,565 sq ft	238.2 sq m

### Lease

The property is available on a new full repairing and insuring lease for a term to be agreed, subject to five yearly rent reviews at a commencing rent of £35,000 per annum exclusive.



### Rates

The property is to be reassessed following subdivision of the upper floors (to be flats).

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

### EPC

The property has a Band C Energy Performance Asset Rating. A copy of the EPC can be provided upon request.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Viewing

All viewings are strictly by prior appointment.

For further information or arrangements to inspect please contact:

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