

\*\*\*RETAIL, RESTAURANT AND RESIDENTIAL\*\*\*  
\*\*\*INVESTMENT OPPORTUNITY\*\*\*

UNION STREET  
ALDERSHOT  
GU11



**Location:** Union Street is Located off the A31, linking Winchester to Guildford, with quick and easy access to J4 M3. The town is 50 minutes from Waterloo Station. Union Street is a pedestrianised street, comprising a mixture of retail, leisure and residential occupiers and is located near the main shopping areas of the High Street, The Wellington and The Galleries Shopping Centres. Nearby traders include Carphone Warehouse, McDonalds, KFC, Halifax and Woolwich Building Society. Other traders in the nearby area include Marks & Spencer's, Boots, W.H. Smiths, next and Top Shop. The area is also well served by a varied range of Sports & Leisure Facilities.

**Description:** Two mid terraced Victorian properties comprising vacant retail unit (with A1, A2 and A3 use), restaurant, six self contained flats and six parking spaces to the rear (two for the shops and four for the flats). The flats are accessed from the rear and have recently been refurbished to a high standard.

### Accommodation Schedule:

Unit	Size	Tenancy Details	Rent
6 Union Street	763 sq ft	Chez Rahal Ltd 10 years from Sep 08 3 yearly reviews	£20,000 pa
8 Union Street	1026 sq ft	Vacant	Marketed £15,000 pa
2 bed	Unmeasured	AST	£7,200
2 bed	Unmeasured	AST	£7,200
2 bed	Unmeasured	AST	£7,200
2 bed	Unmeasured	AST	£7,200
1 bed	Unmeasured	AST	£6,900
1 bed	Unmeasured	AST	£6,900
<b>Total</b>			<b>£77,600 pa</b>

**Tenure:** Freehold

**Price:** £995,000 SUBJECT TO CONTRACT

**VAT:** The property is elected for VAT

**Viewings:** Strictly through The Estate Office

**Further Info:** Daniel Minsky  
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