



**ALDERSHOT
UNION YARD GU11 1TT
NEW MIXED USE SCHEME
COMMERCIAL UNITS AVAILABLE NOW**



LOCATION

Union Yard is found in a 100% prime position, fronting Union Street directly opposite **The Wellington Shopping Centre**. There are numerous multiple retailers in the immediate vicinity including **Costa Coffee, Savers, McDonalds, JD Sports, Specsavers** and **Boots** etc. There is plentiful car parking in the immediate vicinity.

ACCOMMODATION

The scheme comprises a mix of uses including **128 student residential units, 100 private and affordable residential units, new public square, Maker's Yard** offering flexible commercial space and **12 ground floor commercial units**. Visit www.union-yard.co.uk for more information.

LEASE

New full repairing and insuring leases.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

SCHEDULE OF ACCOMMODATION

The commercial units are arranged as follows:-

Unit	Area sq ft	Estimated Rates Payable	EPC	Rent excl VAT
1 Union Yard	1,126	£12,475	A	Under Offer
2 Union Yard	2,225	£18,463	A	Under Offer
5 Union Yard	1,422	£17,465	tbc	On Application
6 Union Yard	640	£9,980	tbc	On Application
8 Union Yard	1,701	£14,970	tbc	Under Offer
38 Union Street*	586	£5,739	A	£17,000
40 Union Street*	613	£5,739	A	£18,000
42 Union Street*	652	£5,988	A	£18,000
44 Union Street*	598	£5,988	A	£17,000
46 Union Street*	451	£4,741	A	£12,000
50 Union Street	2,538	£24,950	A	Under Offer
41 High Street*	738	£7,485	tbc	£12,000

*Rent is inclusive of service charge and buildings insurance.

* Small Business Rates Relief available.

VIEWING

Strictly via Wrather Property.

CONTACT

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SUBJECT TO CONTRACT

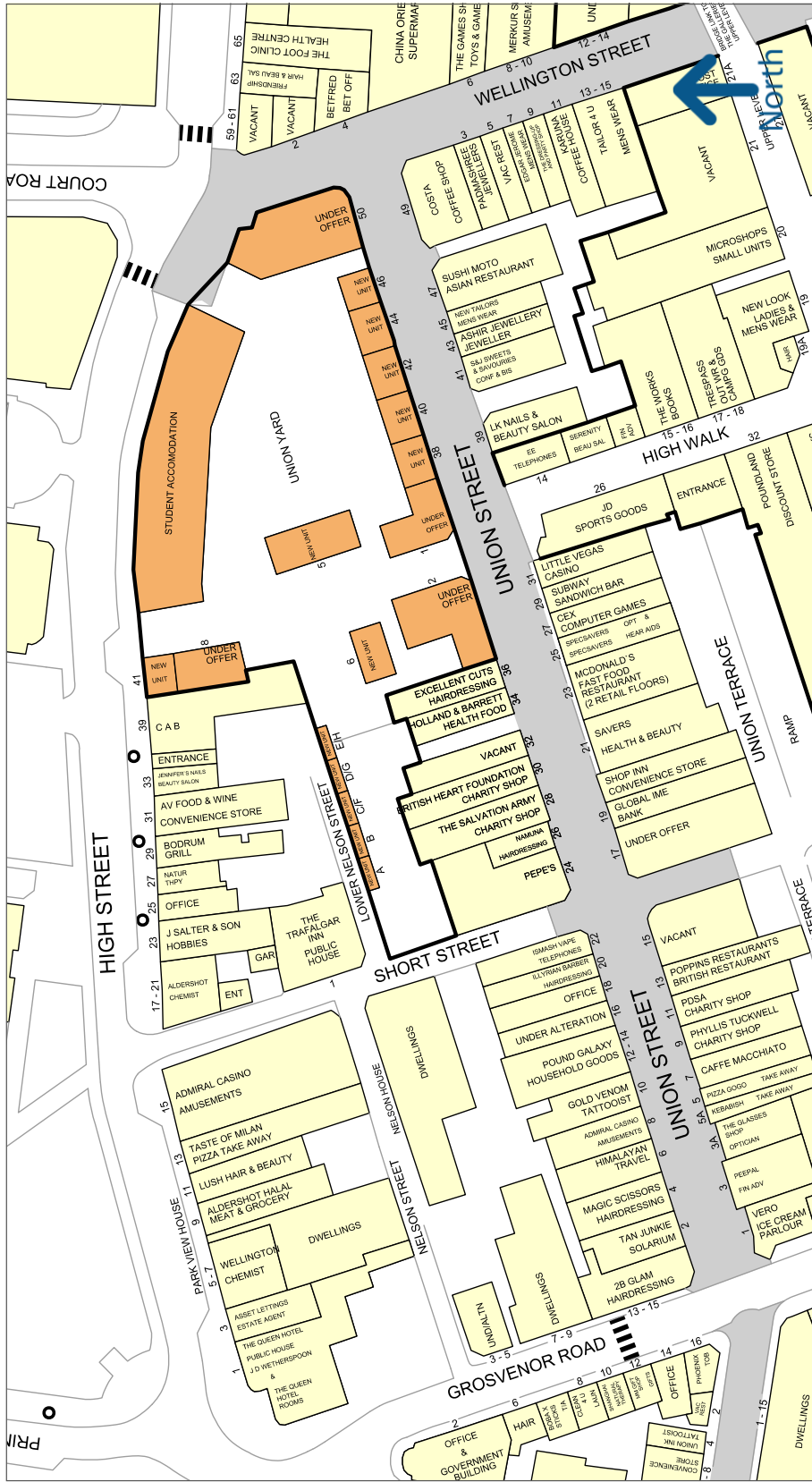
February 2025

Misrepresentation Act 1967

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Aldershot



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