



**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](http://www.union-yard.co.uk) for more information.

#### LEASE

New full repairing and insuring leases are available.

#### 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	LET/Shakeaway
2 Union Yard	2,225	£18,463	A	LET/Starbucks
5 Union Yard	1,422	£17,465	tbc	LET/i-Smile
6 Union Yard	640	£9,980	tbc	£16,000
8 Union Yard	1,701	£14,970	tbc	On application
38 Union Street*	586	£5,739	A	LET/Crumble&Co
40 Union Street*	613	£5,739	A	LET/BB Dog Boutique
42 Union Street*	652	£5,988	A	Under Offer
44 Union Street*	598	£5,988	A	Under Offer
46 Union Street*	451	£4,741	A	LET/Serenity
50 Union Street	2,538	£24,950	A	Under Offer
41 High Street*	369	£7,485	tbc	£12,000

\*Rent is inclusive of service charge.

\* Small Business Rates Relief available.

#### VIEWING

Strictly via Wrather Property.

#### CONTACT

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SUBJECT TO CONTRACT

Jan 2026

#### Misrepresentation Act 1967

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