



**3 The Parade**

**Reading Road, Yateley, GU46 7UN**

**Lock up shop in a popular parade.**

**645 sq ft**  
(59.92 sq m)

- 2 Parking Spaces
- Flexible Terms
- Rear Loading
- Good Footfall

# 3 The Parade, Reading Road, Yateley, GU46 7UN

## Summary

<b>Available Size</b>	645 sq ft
<b>Rent</b>	£13,500 per annum
<b>Rates Payable</b>	£6,237.50 per annum The current rates payable figure is £0
<b>Rateable Value</b>	£12,500
<b>Service Charge</b>	N/A
<b>Estate Charge</b>	£1,000 per annum Approx
<b>EPC Rating</b>	D

## Description

The subject property is a ground floor lock up shop set in a busy retail parade. The unit benefits from rear loading and has a W.C. and tea point.

There is shared customer parking to the front with private, permit controlled parking, for staff to the rear.

The current planning consent is within the new Use Class E making the unit suitable for a wide range of occupiers.

## Location

The Parade is located on Reading Road in Yateley and benefits from excellent road connections to the surrounding towns.

Yateley is a thriving town with a population in excess of 22,000.

## Accommodation

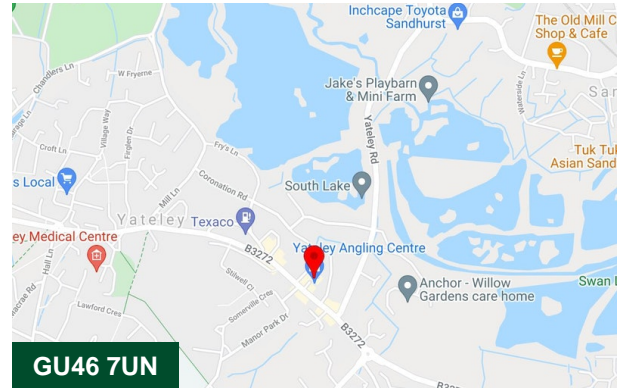
The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Ground - Retail	645	59.92	Available

## Terms

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

Derwent Hillside Limited declare that a director of the company has an interest in the property.



## Viewing & Further Information



**Matthew Seary**

01256 578049 | 07950 464618

matthew@derwenthillside.co.uk