



Little London Stores

Beach's Crescent, Little London, Tadley, RG26 5ER

SMALL DETACHED OFFICE/USE CLASS E PREMISES

252 sq ft
(23.41 sq m)

- Small Office/Use Class E Premises
- Ideal Starter Unit
- New Flexible Lease Terms
- Well presented, to include LED Spotlights and Carpeting

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Summary

Available Size	252 sq ft
Rent	£7,500 per annum
Business Rates	Awaited
Service Charge	Upon Enquiry
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	E (119)

Description

Little London Stores is a detached, single storey lock up office / Use Class E commercial unit of brick elevations under a tiled, pitched roof. Internally, the accommodation is all open plan which also provides a separate wc / teapoint area. The premises have been fully carpeted, and also benefit from LED lights.

Location

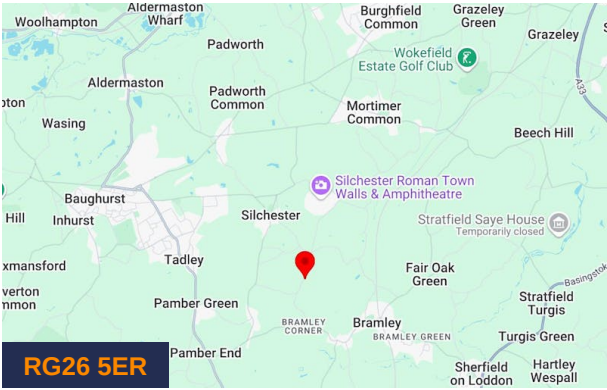
The premises are situated at the entrance to Beach's Crescent in the heart of the village of Little London. The village is well connected to local towns via the Bramley and Aldermaston Roads. Tadley is approximately 2 miles north, which provides a good range of essential and retail amenities, to include Lidl's and Sainsbury's supermarkets. Bramley is 3 miles to the east, which provides further village amenities, and also offers a local train service, connecting Basingstoke and Reading. Basingstoke is approximately 6 miles to the south via the A340 Basingstoke to Aldermaston Road.

Terms

A new flexible lease to be granted for a term to be agreed on a fully repairing and insuring basis. The lease will be drawn outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II (as amended).

Viewings

Viewings strictly by appointment through the sole agents.



Viewing & Further Information



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