

OFFICE BUILDING FOR SALE FREEHOLD

EXCELLENT POTENTIAL FOR CHANGE OF USE TO RESIDENTIAL USE (Subject to Planning)

792 ft²

55 ASH ROAD, ALDERSHOT, GU12 4BX



**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

**T: 01252 415900
F: 01252 372631**

Offices also at:
St Georges Yard, Farnham

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

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- ▶ **Off Street Parking For 3 Vehicles**
- ▶ **Potential To Provide 2 Flats or A Semi Detached House**
- ▶ **Divided into 5 Separate office suites**
- ▶ **Kitchenette**
- ▶ **Toilet Facility**
- ▶ **Double Glazed Windows**
- ▶ **Gas Heating by radiators**

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LOCATION

Ash Road is conveniently located for both access to the town centre or the A331 Blackwater Relief Road which is a few minutes drive.

DESCRIPTION

A two storey office building which has been well equipped overall, however, we believe there is an excellent opportunity for a change of use to residential use, either as a semi detached dwelling or 2 separate flatted dwellings, subject to planning approval.

ACCOMMODATION

Floor area calculated on a net useable basis in accordance with the RICS Code of Measuring Practice for offices:

Ground Floor	433 ft ²	40.22 m ²
First Floor	359 ft ²	33.35 m ²
Total	792 ft ²	73.57 m ²

AMENITIES

- Gas Heating
- Intruder Alarm and Fire Alarm Systems
- 3 Parking Spaces
- Legal parking in the adjacent road
- No VAT chargeable
- Suspended ceilings with inset lighting
- Toilet facilities
- Kitchenette
- Double-glazed windows
- Window Blinds
- A short drive to the A331 Blackwater Relief Road

FOR SALE

The freehold interest of the property is available for sale with a guide of "Offers In the Region Of £175,000".

FLOORPLANS

Please note our client has draft floorplans showing conversion of the premises to a single dwelling and two self contained flats, please contact us if you require to see electronic copies.

DIRECTIONS

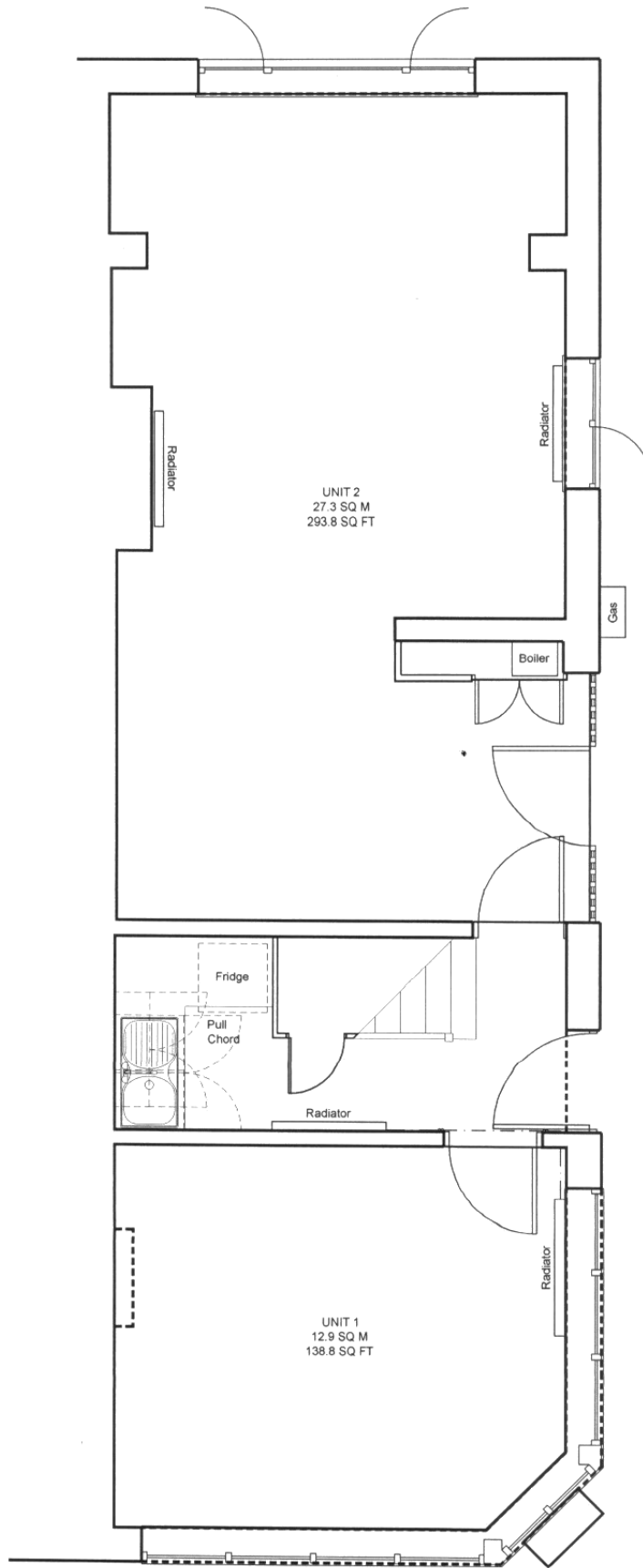
From the Aldershot junction of the A331, head for Aldershot Town Centre, proceed over the traffic lights of Lower Farnham Road, 55 Ash Road comes up approximately a quarter of a mile on the right hand side.

VIEWING

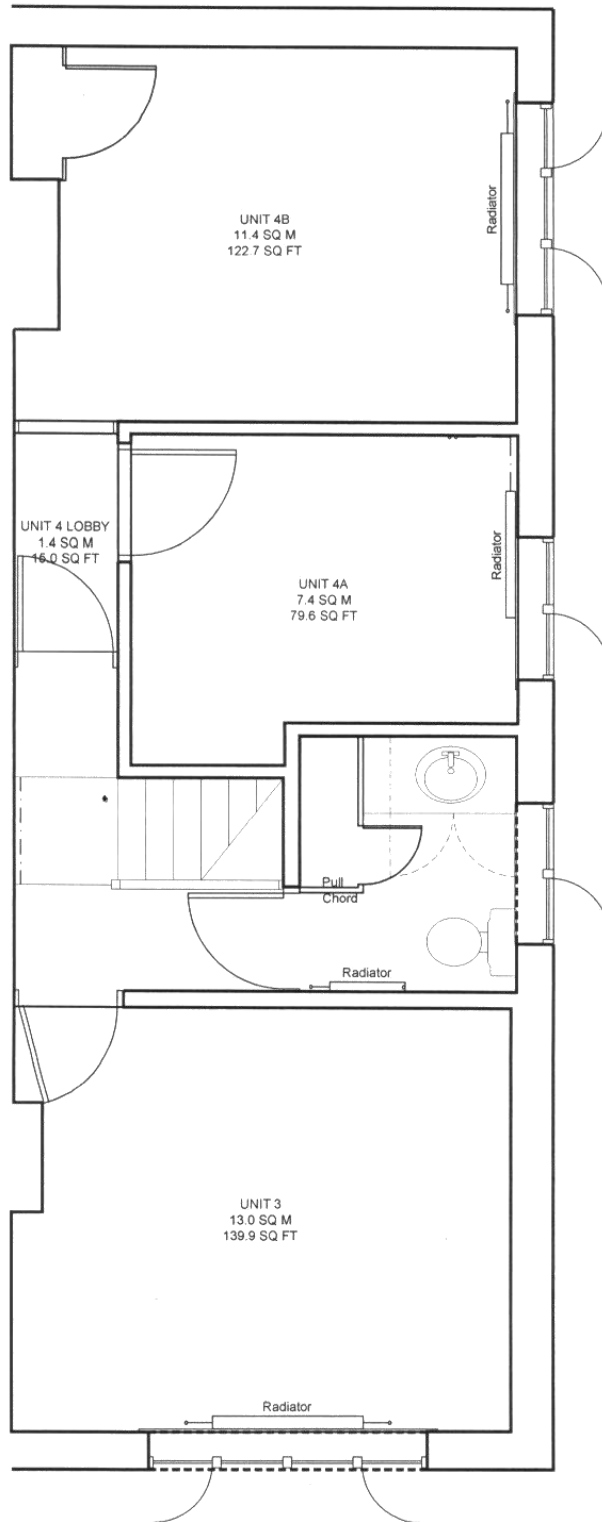
By making an appointment with the **Sole Agent:**

David Savage
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU

Telephone: 01252 415900
Mobile: 07798 761028
Email: ds@clareandcompany.co.uk



Ground Floor Plan



First Floor Plan