

PROMINENT OFFICES WITH EXCELLENT POTENTIAL FOR RETAIL USE

(SUBJECT TO PLANNING)

TO LET or FOR SALE

600 ft²

94 ASH ROAD, ALDERSHOT, GU12 4EY



- ▶ **Prominent Position**
- ▶ **No VAT Chargeable**
- ▶ **Ideal for a Retail or Professional Services**
- ▶ **Various Adjacent Legal on Road Parking**
- ▶ **Shared toilet and Kitchen facilities**
- ▶ **Shop Window for Corporate Advertising**
- ▶ **Gas Heating by radiators**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Ash Road is conveniently located for both access to the town centre or unrivalled access to the A331 Blackwater Relief Road which offers quick access to Junction 4 of the M3 Motorway and the A31 serving Guildford and Farnham.

DESCRIPTION

A two storey building where our clients are offering the ground floor front offices to lease on new terms by agreement. We believe there is excellent potential for a retail or professional services use (type A1/A2) subject to planning).

ACCOMMODATION

Approximate floor areas as follows:-

Front Office	43.32 m ²	466 ft ²
Rear Office/Store	12.6 m ²	134 ft ²

AMENITIES

- Gas Heating
- Further 2 man office available at the building if required
- Legal parking in the adjacent roads
- No VAT chargeable
- Suspended ceilings with inset lighting
- Shared toilet and kitchen facilities
- Rear pedestrian access
- Walking distance to Aldershot Town Centre
- A short drive to the A331 Blackwater Relief Road

TERMS The premises are available on new lease terms with length of term by agreement at an annual rent of £11,750 per annum, including business rates, but exclusive of all other outgoings. The lease will allow for the proposed tenant within the front section of the building paying a due proportion of the cost of the maintenance and repair of the building as and when required.

FOR SALE Our client will consider a sale of his freehold interest with further information on application

BUSINESS RATES: The business rates will need to be separately assessed, if further information is required please contact David Savage.

DIRECTIONS

From the Aldershot junction of the A331, head for Aldershot Town Centre, proceed over the traffic lights of Lower Farnham Road, 94 Ash Road appears approximately a quarter of a mile on the left hand side.

VIEWING

Strictly by appointment with the **Sole Agent:**

David Savage
Clare & Company
187 Lynchford Road
Farnborough
GU14 6HD

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

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