

PROMINENT RETAIL UNIT WITH A FIRST FLOOR OFFICE/STORE AND PARKING

The ability to change the first floor into a flat which is allowed under the General Permitted Development rights

FOR SALE - "PRICE NOW £175,000"

Lock Up Shop 1,130 ft² & First Floor Office/Store 380 ft²

2 PARK ROAD, FARNBOROUGH, GU14 6JG



- ▶ Well Known Prominent Retail Building
- ▶ Good Sized Clear Retail Area
- ▶ Private Car Park for 3 Vehicles
- ▶ Further Legal Parking in Park Road
- ▶ First Floor Ancillary Space



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LOCATION

The premises are located on Park Road which is accessed immediately off of the roundabout serving the A331 Blackwater Valley Relief Road, giving access to Junction 4 of the M3 and the A31/A3 Farnham to Guildford Road.

DESCRIPTION

The premises is a good sized retail, part two storey/part single storey detached brick constructed building under a mix of a concrete tile pitched roof, and a flat felt roof. To the front of the property there is parking for 3 vehicles. The premises are of modern construction believed to have been built in 1987.

Important: Please note that the attached single width garage adjoining the premises is NOT included within the sale.

ACCOMMODATION

Ground Floor:

Shop/Retail Area

Internal Width	20 ft	(6.15 m)
Built Depth	56 ft 1"	(17.1 m)
Gross Internal Area	1,132 ft²	(105.16 m²)

First Floor Ancillary Storage Including Toilets:

380 ft² **(35.9 m²)**

First Floor:

We have a letter on file from Rushmoor Borough Council confirming that the first floor can be converted into a flat without the requirement of planning permission provided that no external alterations are proposed. This is allowed under Class F of Part 3 or Schedule 2 of the Town and Country Planning Order 1995. However, we understand that Building Regulations will be required.

For Sale:

The freehold interest of the premises are available for sale (excluding the attached garage), for £175,000.

VAT To be confirmed.

LEGAL COSTS Each party to bear their own legal costs in the transaction.

BUSINESS RATES

The Rateable Value for the property is £6,500, assuming the national multiplier of 45.8p in the pound, this gives rates payable of approximately £2,977 for 2012/2013. However, the current assessment includes £500 within the Rateable Value for the garage, therefore this should be capable of being re-rated which would bring the Rateable Value within the confines of the Small Business Rates Relief.

DIRECTIONS

From the Farnborough junction of the A331 Blackwater Relief Road, Park Road will be found just off the major roundabout serving the A331 and also accessing Lynchford Road.

VIEWING

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

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REF

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