

# PROMINENT RETAIL UNIT WITH UPPER PARTS - POTENTIAL TO FORM A F/F ONE BEDROOM FLAT (SUBJECT TO PLANNING CONSENT)

## FOR SALE OR TO LET

Ground Floor Shop and Office/Store 531 ft<sup>2</sup> (49.33 m<sup>2</sup>)

First Floor approximately 580 ft<sup>2</sup> (53.88 m<sup>2</sup>)

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**53 LYNCHFORD ROAD, FARNBOROUGH, GU14 6EJ**

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- ▶ **Busy Location**
- ▶ **Cellar**
- ▶ **Self Contained Retail Unit with Office/Store**
- ▶ **Upper Parts Ideal to Convert to a One Bedroom Flat (Subject to Planning)**
- ▶ **Potential to Extend to The Rear (Subject to Planning)**
- ▶ **Private Car Park With Approximately 4 Parking Spaces**

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## LOCATION

The premises are located in the busy shopping area of North Camp, South of Farnborough. Other retailers include Boots, RSPCA, Post Office, a good range of restaurants, banks and smaller diverse retailers.

## DESCRIPTION

The property is a good sized two storey brick built terrace building under a pitched slate roof. We feel the premises will be ideal for a small builder and/or owner occupier who wishes to renovate or extend the premises for investment or their own future use. Alternatively, our client is happy to lease the premises on new lease terms by agreement.

## ACCOMMODATION

### Ground Floor:

Shop and Office/Store:

<b>Internal Width</b>	<b>13 ft 8"</b>	<b>(4.2 m)</b>
<b>Built Depth</b>	<b>51 ft 5"</b>	<b>(15.7 m)</b>
<b>Net Useable Area</b>	<b>531 ft<sup>2</sup></b>	<b>(49.33 m<sup>2</sup>)*</b>

**\*Please note that this area excludes the rear toilet, kitchenette and lobby.**

### First Floor:

Upper Parts:

**Total area excluding the landing approximately 580 ft<sup>2</sup> (53.87 m<sup>2</sup>), offered in 3 distinct areas.**

**Please note that we believe the previous tenant was living in the first floor, however, we believe that planning will be required to formalise the first floor as a flat.**

**FREEHOLD:** Our clients will sell their freehold interest for a figure of £175,000.

**LEASE:** Our clients will lease the premises on new lease terms by agreement at an annual rent of £15,750 pax.

**VAT** We understand from our clients that the premises have not been elected for VAT.

**LEGAL COSTS** On a sale each party to bear their own legal costs in the matter. On a lease, the Ingoing tenant to pay our client's reasonable legal costs.

### **BUSINESS RATES**

The Rateable Value for the ground floor of the premises is £5,400, assuming the national multiplier of 41.4p in the pound, this gives rates payable of approximately £2,235.60 per annum. However, we advise interested parties to check for accuracy and whether they qualify for small business relief with Rushmoor Borough Council directly on 01252 398398. As the previous tenant was living on the first floor this has a domestic rating of Band B, which we understand is £1,111.90 payable for one year.



### **DIRECTIONS**

From the Clockhouse Roundabout in Farnborough proceed South on the A325 heading for Aldershot, straight over the first roundabout, over the pelican crossing and turn left at the traffic lights adjacent to Barons BMW. At the mini-roundabout turn right into Alexandra Road, follow the road down straight over the next roundabout and continue for approximately a further 1000 yards, to the next roundabout on Lynchford, take the first turning into the old stopped up Lynchford Road and number 53 is situated on the left hand side.

Or from the A331 Blackwater Relief Road, come off the Farnborough/Ash Vale Junction, head towards Farnborough on Lynchford Road, at the first roundabout take your fourth exit into the old stopped up Lynchford Road and number 53 is situated on the left hand side.

## VIEWING

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

David Savage  
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## REF

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