



Emberston + Co

Commercial + Industrial Surveyors
Valuers • Development Consultants

ALDERSHOT
FINE PERIOD STYLE OFFICE BUILDING
2,075 SQ FT (192.77 SQ MTS) APPROX
INVESTMENT FOR SALE



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LOCATION: Ideally positioned in the centre of Aldershot's main commercial area, opposite the new Westgate development/Travel Lodge Hotel and within walking distance of the Aldershot station (Waterloo – fastest journey approximately 45 minutes) and the Tesco/Morrisons Superstores. Road communications are good as the property is situated just off the A323 Wellington Avenue which links with the main A325 Farnborough Road less than ½ a mile away. The Blackwater Valley relief road (A331) provides access to the M3 at Junction 4 Frimley.

DESCRIPTION: An attractive three storey terraced period style office building constructed in the late 1980's with car parking to the rear. Internally the property is presented in a very good decorative order following refurbishment by the outgoing tenant and has the following facilities:

Carpeting
Gas Fired Central Heating
Ladies & Gents WCs
Fire Alarm System
Wall & Ceiling Lighting
5 On Site Car Parking Spaces

ACCOMMODATION:

Ground Floor Offices	725 sq ft	(67.35 m ²)
First Floor Offices	628 sq ft	(58.34 m ²)
Second Floor Offices	722 sq ft	(67.08 m ²)
TOTAL NETT INTERNAL	2,075 sq ft	(192.77 m ²)

PRICE: For the benefit of the freehold interest **£450,000** and subject to the existing tenancies as set out below.

TENANCY: The second floor tenant, Ghale Mortgages is currently paying a rent of £10,000 per annum exclusive on a 3 year FR&I lease from 29 September 2021

The ground and first floor tenant Care Maid Services is paying a rent of £18,000 per annum on a new 3 year FR&I lease from 1 December 2021.

RATES: Rateable value £5,600 2nd Floor & £13,750 Ground & 1st Floor UBR £ 51.2p (2023/24).

LEGAL COSTS: Each party to be responsible for their own legal & surveyors costs incurred in the transaction.

AML In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWING: Strictly by prior appointment with the Agents:

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**(Units 2 & 3-4 Alexandra Terrace available individually or as a combined investment purchase)*