



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 (currently under construction) and within walking distance of the Aldershot station (Waterloo – fastest journey approximately 45 minutes) and the Tesco Superstore. 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) has substantially enhanced north and south communications between Camberley, Farnborough, Aldershot, Farnham and Guildford.

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:

☼ New Carpeting	☼ Gas Fired Central Heating
☼ Ladies/Gents Toilets	☼ 5 Car Parking Spaces
☼ Fire Alarm	☼ Wall & Ceiling Lighting

ACCOMMODATION:

Ground Floor Offices	725 sq ft	(67.35 sq mts)
First Floor Offices	628 sq ft	(58.34 sq mts)
Second Floor Offices	722 sq ft	(67.08 sq mts)
Total Nett Internal Floor Area	2,075 sq ft	(192.77 sq mts)

FREEHOLD

£450,000 for the benefit of the freehold in the entire property and with the benefit of the existing tenancies.

TENANCIES:

The Accounting Practice on the 2nd floor and who are currently paying a rent of £9,500 per annum on a new 6 year full repairing and insuring lease expiring 25 October 2026. Rent reviewed to £11,000 per annum exclusive from October 2023. The tenant of the ground and first floors, Bond Adams LLP and who are currently paying a rent of £18,000 per annum for the first 3 years with increases over the course of the new 9 year FR&I lease, tenant breaks at the 3rd and 6th years upon 6 months' notice.

RATES:

Approx Rateable value £28,000 - UBR £ 51.2p (2023/24). Approx rates payable £14,336. Please contact Rushmoor Rating Dept on 01252-398331.

POSSESSION:

On completion of all legal formalities.

LEGAL COSTS:

Each party to be responsible for their own legal and surveyor's 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:

Emberson & Co.,

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**(Units 1 & 3-4 Alexandra Terrace also available on an investment sale)*