

**GRADE II LISTED COMMERCIAL BUILDING  
WITH POTENTIAL FOR RESIDENTIAL USE  
SUBJECT TO PLANNING PERMISSION**

**FOR SALE OR TO LET**

**OFFERS IN THE REGION OF £650,000**

4,231 ft<sup>2</sup> (393 m<sup>2</sup>)

**MANOR COACH HOUSE, CHURCH HILL, ALDERSHOT,  
HAMPSHIRE GU12 4RQ**



**7 Alexandra Road  
Farnborough  
Hampshire  
GU14 6BU**

**T: 01252 415900**

[www.clareandcompany.co.uk](http://www.clareandcompany.co.uk)  
[ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

**Advice and Expertise on  
the following:**

**Sales**

**Lettings**

**Acquisitions**

**Rent Reviews**

**Lease Renewals**

**Opinion of Values**

**Investments**

**Land**



- ▶ **Grade II Listed Building**
- ▶ **Located in Peaceful Residential Road with Views Over Manor Park**
- ▶ **Excellent Sized Private Car Park – 23 Spaces**
- ▶ **Good Access to the A331 & A31**
- ▶ **10 Minute Walk of Aldershot Town Centre & Mainline Station**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard. 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

Manor Coach House is in the peaceful residential road, Church Hill, with the building itself backing and siding onto Manor Park. This location is within an approximate 10 minute walk of Aldershot Town Centre, with its extensive array of shops, and mainline railway station which provides a direct and frequent service to Waterloo. By road, the southern side of Aldershot is popular due to being a short drive from the A331 Blackwater Relief Road, serving Junction 4 of the M3, and the A31 accessing both the A3 and A31.

## ACCOMMODATION

Measured on a Gross Internal basis.

Reception	190 ft <sup>2</sup>	( 17.65 m <sup>2</sup> )
Ground Floor	1,954 ft <sup>2</sup>	(181.53 m <sup>2</sup> )
First Floor	1,774 ft <sup>2</sup>	(164.81 m <sup>2</sup> )
Second Floor	503 ft <sup>2</sup>	(46.73 m <sup>2</sup> )
<b>Total Area</b>	<b>4,421 ft<sup>2</sup></b>	<b>(410.72 m<sup>2</sup>)</b>

## DESCRIPTION

The subject property comprises a converted historic coach house building, which is Grade II listed. The property is in the Manor Park conservation area which is sixty-three acres of parkland. The building has been sympathetically adapted to provide offices (type B1a). The accommodation is set out over three floors, with the ground and first floors offering professionally converted accommodation, with male and female toilet facilities, kitchens, gas heating by radiators, partially air cooled and an excellent sized private car park.



## RATEABLE VALUE

The current rateable value for the building is £47,250 which means the rates payable will be around £23,000 although we advise interested parties to speak to Rushmoor Borough Council to confirm these figures, on 01252 398398.



## FOR SALE

Offers invited in the region of £650,000 for the Long Leasehold interest with vacant possession upon completion. The lease has approximately 85 years remaining at a fixed ground rent of £10.00 per annum.

## TO LEASE

The building is available to lease on a fully repairing and insuring new lease, terms by agreement subject to five yearly upward only rent reviews at an annual rent of £50,000 pax.

## VAT

The property is not elected for VAT.



**Location Plan (not to scale)**



**FOR FURTHER INFORMATION CONTACT THE SOLE AGENT:**

Keith Harpley or David Savage

**Clare & Company**

7 Alexandra Road

Farnborough

GU14 6BU

**Telephone:** 01252 415900

**Mobile:** 07949 016459 / 07798 761028

**Email:** [keith@clareandcompany.co.uk](mailto:keith@clareandcompany.co.uk) or [ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

**REFERENCE:** 23/019C