

RETAIL INVESTMENT FOR SALE

City &
Counties
— Commercial —

ALDERSHOT



8 - 10 Wellington Street, Aldershot, Hampshire GU11 1DZ

Price £1,800,000



Property Type

**COMMERCIAL
INVESTMENT**



Size

5,403 SQFT



Tenure

VIRTUAL FREEHOLD



Borough

RUSHMOOR



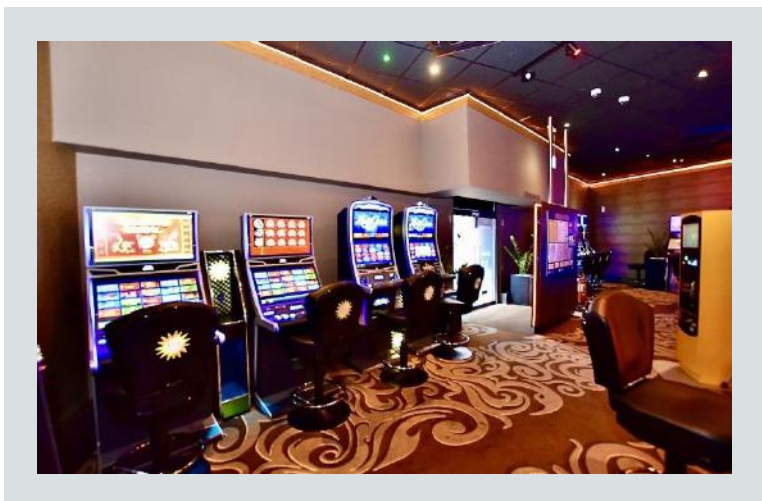
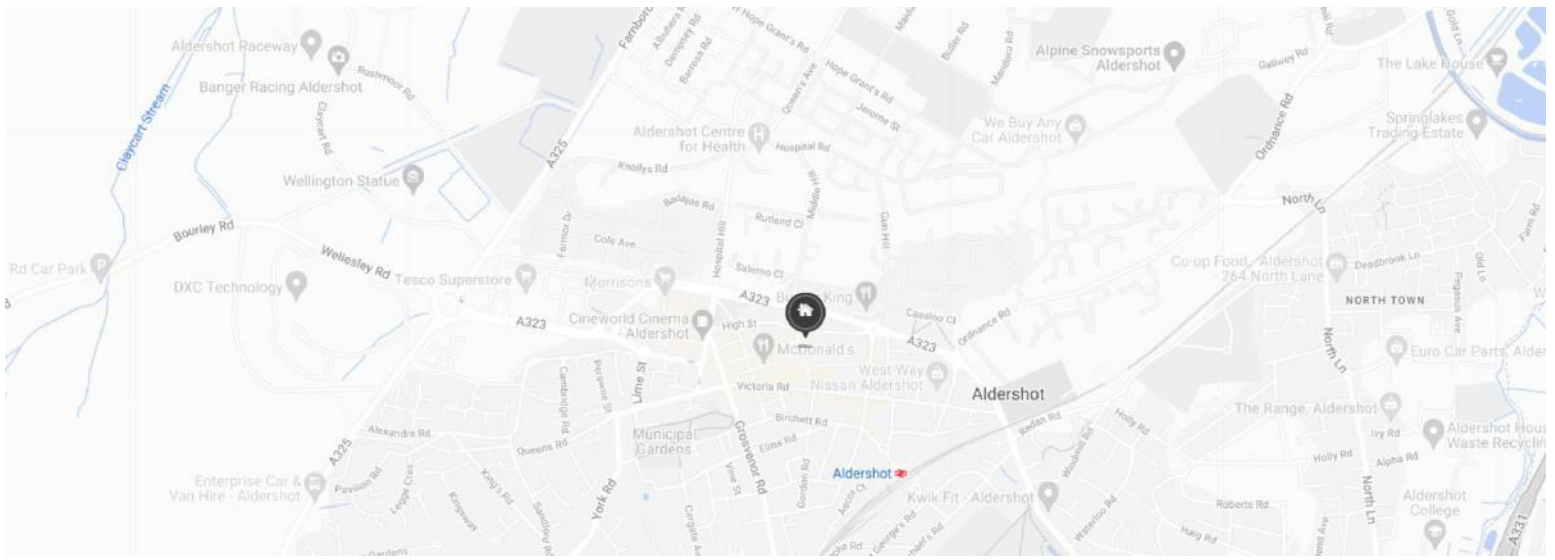
Recent Planning

NO



Existing Use

SUI GENERIS



 Tenanted YES	 Local Train Stations Aldershot (0.27 miles) Ash (2.22 miles) North Camp (2.31 miles)	 Local Amenities Arcade Shopping Centre (80 yards) Municipal Gardens (0.3 miles) Tesco Superstore (0.6 miles)
 VAT Applicable YES	 Rateable Value £37,250	 EPC Rating C

Additional Information

This commercial investment opportunity is situated in the heart of Aldershot, Hampshire. The total net internal floor area is 5,403 sqft and this is arranged over two storeys.

The property is let to Cashino by way of a lease assignment for a term until November 2025. The current passing rent is £130,000 per annum.

The parent company of Cashino is Merkur Holdings UK Limited. The group operates a number of venues throughout the UK with 180 adult gaming centres.

The property is on a virtual freehold of 999 years from 25th September 1858 (859 years remaining).

In 2019, the tenant conducted a full refurbishment of the property.

We believe the property has development potential to add an additional storey subject to planning permission.

CONTACT US



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.