



# ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

## **FREEHOLD INVESTMENT FOR SALE**

**CLASS E - LET TO STRONG COVENANT**



**232 FARNBOROUGH ROAD  
FARNBOROUGH  
GU14 7JR**

Whilst these particulars are believed to be correct they do not form part of any contract.  
The condition of the building systems or their continuing operation have not been checked. All prices quoted are net of VAT.

**LOCATION:** Farnborough is an important north Hampshire town and has a population in the order of 60,000.

The town has a fully operational private business airport and maintains strong links with the aviation industry.

The centre offers a comprehensive range of shopping, social and recreation facilities along with a mainline station on the Basingstoke to Waterloo line.

There is easy access to the M3 at junction 4 and 4A in turn connecting with the national motorway network. Also Heathrow, Gatwick and Southampton airports are all within one hours drive.

The property is opposite the main shopping area and is just to the south of the Clock House Roundabout fronting directly onto the A325, which links the A31 to the M3.

**DESCRIPTION:** The property comprises a two storey detached building of traditional construction with rendered elevations under a pitched tile covered roof. More recently the property has been extended to the rear. There is useable roof space with boarded floor and natural light accessed via stairs.

Attic Space	25.50 SQ M	(274 SQ FT)
First Floor	78.40 SQ M	(844 SQ FT)
Ground Floor	154.60 SQ M	(1,664 SQ FT)
<b>TOTAL</b>	<b>258.50 SQ M</b>	<b>(2,782 SQ FT)</b>

**AMENITIES:**

- \* WCs & Kitchen Facilities
- \* Private On Site Parking for 10 Cars
- \* Prominent and Well Located
- \* Let to Strong Covenant

**TENURE:** Freehold, subject to current tenancy.  
The Premises are let to A-Plan Holdings (Now part of Howden Insurance Brokers Ltd), by way of a Full Repairing and Insuring Lease for a term of twenty years from 2 March 2007, at the passing rent of £40,000 per annum.

**PRICE:** Offers in the region of £595,000 Freehold.  
**The property is not elected for VAT.**

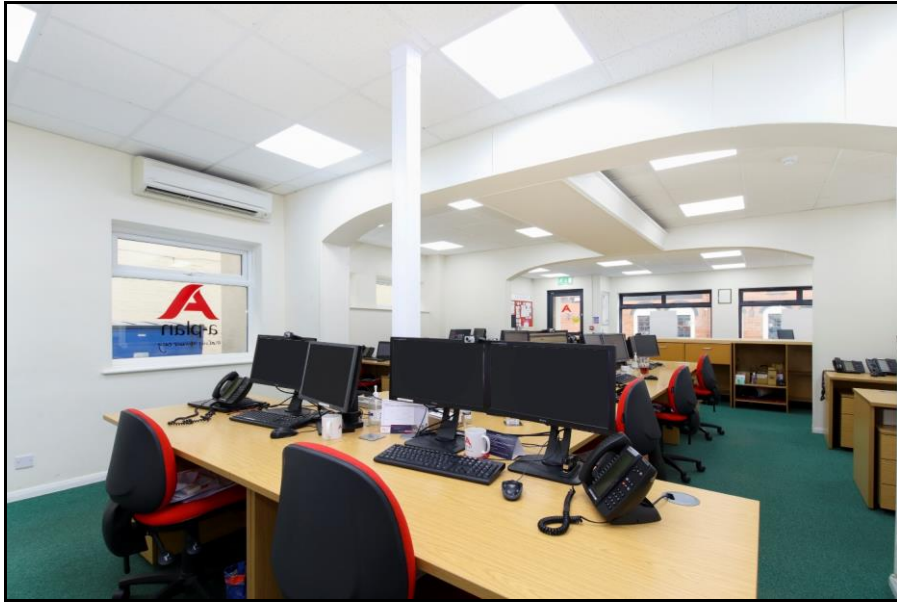
**RATES:** Rateable Value £34,000 payable at 49.9p in the £ (2023/2024)

**EPC:** C 54

**VIEWING:** By appointment through sole agents **Park Steele 01252 717979**





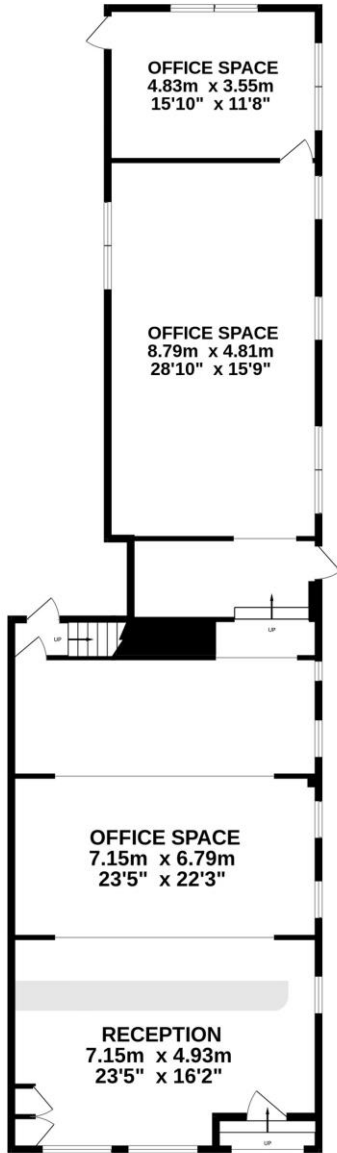




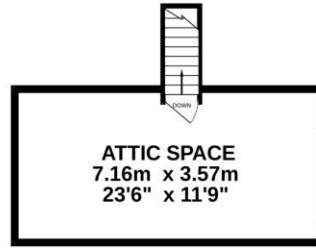




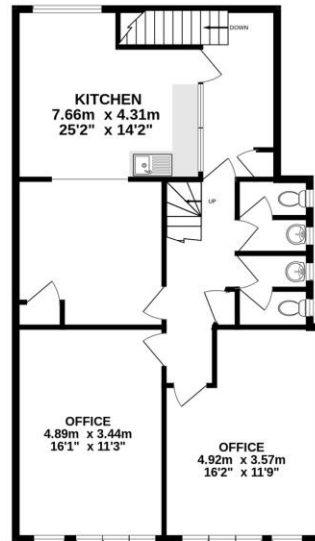
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GROUND FLOOR  
154.6 sq.m. (1664 sq.ft.) approx.



2ND FLOOR  
25.5 sq.m. (274 sq.ft.) approx.



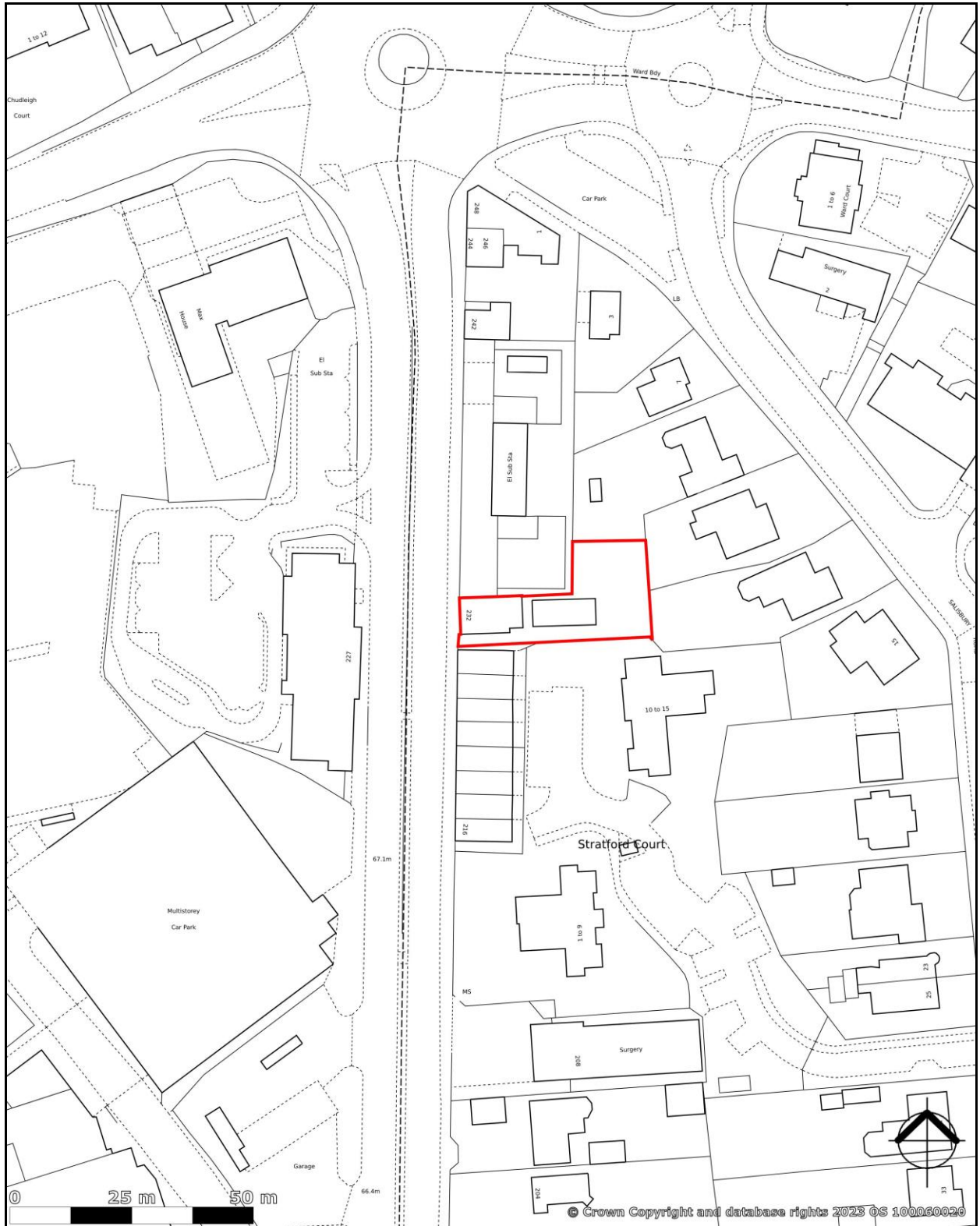
1ST FLOOR  
78.4 sq.m. (844 sq.ft.) approx.



**TOTAL FLOOR AREA : 258.5 sq.m. (2782 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plan above, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by Steele Property Marketing Services  
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