

RETAIL / RESIDENTIAL BUILDING FOR SALE FREEHOLD / TO LET

OFFERS IN THE REGION OF £300,000

Total shop area 434 ft² (40.32 m²) with spacious
3 bedroom flat, rear access & parking

252 HIGH STREET, ALDERSHOT, GU12 4LP



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- ▶ **Located on a Busy High Street in Aldershot**
- ▶ **Retail Unit – First & Second Floor 3 Bedroom Flat**
- ▶ **Shop Vacant and Flat is currently Let**
- ▶ **A Rare Freehold Opportunity Multi Income Potential or Owner/Occupier**

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LOCATION

The premises are located on the busy High Street which is the main thoroughfare into Aldershot Town Centre. The main shopping centre is within walking distance, where retailers include Boots, Sports Direct, Wilkos, WHSmiths, and a good range of small retailers and café/restaurants.

The location has been regenerating over recent years with work still ongoing due to the excellent access onto the A331 Blackwater Relief Road serving both Junction 4 of the M3 Motorway, and the A31 Guildford to Farnham Dual Carriageway.

DESCRIPTION

An older style brick built mid-terrace. The property comprises three stories consisting of a ground floor retail shop and then on the first & second floor a three bedroom self-contained flat with rear access and parking.



ACCOMMODATION

Approximate floor areas as follow:-

Shop Internal Width	10' 5"	(3.17)
Shop Total Depth	43' 2"	(13.15)
Shop Area	434 ft ²	(40.32 m ²)
First/Second Floor Flat	3 double bedrooms, lounge, kitchen/breakfast room, bathroom	

REAR ACCESS

The property has rear access with parking for 2 cars, possibly 3 if double parked.

RATEABLE VALUES/RATES

Shop = £ 4,400 (Small Business Rates Qualification)
First & Second Floor Flat = Council Tax Band C

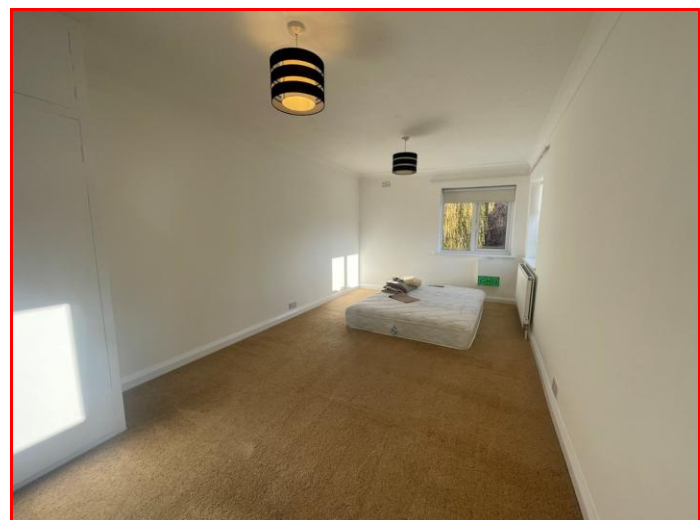
FOR SALE

The freehold interest of the shop & flat is For Sale for a figure of "Offers in the Region of £300,000".

Alternatively, offers invited in the region of £21,000 per annum exclusive on the basis of a new commercial lease of the shop & flat. Terms of lease to be agreed subject to periodic rent review on a fully repairing and insuring basis.

Alternatively, offers invited in the region of £10,000 per annum exclusive for the shop on its own on a new lease basis.

Photos of the 3 Bedroom Flat:



VAT

We understand from our client that VAT will not be chargeable on the sale or rent.

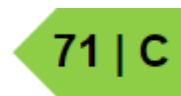
FLAT LETTING

The flat is currently let for 12 months on a AST from 17th December 2022 at a rent of £1,100 per month.

ENERGY PERFORMANCE CERTIFICATES (EPC)

Shop
TBC

Flat



LEGAL COSTS

Each party to pay their own legal costs in the matter.

FOR FURTHER INFORMATION CONTACT THE SOLE AGENT:

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