



Emberson +Co

Commercial + Industrial Surveyors
Valuers • Development Consultants

ALDERSHOT
OFFICE INVESTMENT WITH 10 CAR PARKING SPACES – [FOR SALE](#)
4,441 SQ FT (412.60 SQ MTS) APPROX – PLANNING FOR CLASS B1a & D1



**3-4 ALEXANDRA TERRACE, ALEXANDRA ROAD ALDERSHOT HAMPSHIRE
GU11 3HU**

LOCATION: Ideally positioned in the centre of Aldershot, opposite the Westgate Centre and within walking distance of Aldershot station (Waterloo – fastest journey approximately 45 minutes) and the Tesco Superstore. Road communications are efficient 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 north and south communications between Camberley, Farnborough, Aldershot, Farnham and Guildford.

TEL: 01252 329129

4 Castle Street, Farnham Surrey GU9 7HR

www.emberson.com

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. No person within the employment of Emberson & Co has any authority to make or give any representation or warranty whatsoever in relation to the property. All areas quoted are approximate. Finance Act 1988 - Unless otherwise stated all prices and rents are quoted 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. The agents have not carried out tests on the mechanical, electrical or other services affecting the property. Intending purchasers/lessees must satisfy themselves independently as to the condition of the property services. Property Misdescriptions Act 1991- These particulars are believed to be correct at the date of compilation but may be subject to subsequent amendment.

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 good decorative order including the following facilities:

◆ Carpeting throughout	◆ Gas Fired Central Heating
◆ Tiled Ladies & Gents Toilets	◆ Burglar & Fire Alarm
◆ Wall & Ceiling Lighting	◆ 10 Car Parking Spaces
◆ Kitchen Facility	◆ Cellular & Open plan offices

ACCOMMODATION:

Ground Floor Offices	1,492 sq ft	138.61 sq mts
First Floor Offices	1,413 sq ft	131.29 sq mts
Second Floor Offices	1,536 sq ft	142.70 sq mts

Total Nett Floor Area 4,441 sq ft 412.60 sq mts

LEASE: A new lease was granted to the Midlands Partnership NHS Foundation Trust on 4 September 2020 for a term of approx. 5 years expiring on 30 September 2025. The current rent is £55,500 per annum exclusive on and from 1 October 2023. The lease has been granted outside the Landlord & Tenant Act.

FREEHOLD: The freehold investment of 3-4 Alexandra Terrace is available and with the benefit of the incumbent tenant MPFT as stated above in the sum of **£900,000**. However, the freeholders are also offering the investment sale of 1 Alexandra Terrace* and 2 Alexandra Terrace* adjoining and where they are seeking **£1.76 million** (*no VAT applicable*) for all four investment units and which combined provide a current rental income of approx £112,500.

BUILDING INSURANCE: Annual building insurance premiums on 3-4 Alexandra for the period 1 May 2023 through to 2 May 2024 £1,990 inclusive of property management fees.

SERVICE CHARGE: The landlord runs an estate service charge for maintaining the common parts of the estate and this is currently running at £2,400 per annum and which has remained at the same level for the past 15 years.

RATES: Rateable Value £46,000 – UBR £ 51.2p (2023/2024)

LEGAL COSTS: Each party to pay their own legal 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 Sole Agents:

Emberson & Co.,
First Floor, 4 Castle Street, Farnham Surrey GU9 7HR
Tel No: **(01252) 329129.** Or **(01252) 727595.**
Mob No: **(07836) 640597.** e-mail
howard@emberson.com/nick.hanson@vospers.net
www.emberson.com

**Please see additional sales particulars for 1 & 2 Alexandra Terrace*