

The Anstey Road Garage

Anstey Road, Alton, Hampshire GU34 2RD

3,432 Sq Ft / Industrial / Light Industrial



RARE, FREEHOLD OPPORTUNITY FOR SALE/LET

3,432 sq ft COMMERCIAL GARAGE PREMISES

STPP: Would suit commercial/mixed offering including hotel, drive-thru, gym, restaurant, retail or residential development

- Long established, prominent main road location fronting Anstey Road
- Situated at the busy junction with Station Road with passing traffic and school/college pupils
- **Mainline station 1 minute walk (London Waterloo 1 hour)**
- **Waitrose Supermarket just behind the site**
- Main workshop with two additional separate units
- **Site area totalling around 1/4 acre**
- Suitable for development subject to planning.
- Alton is a prosperous and expanding town.

Location

Main Road (Anstey Road) at junction with Station Road

Behind main Waitrose store

Within 1 minute walk of Mainline Station

Terms

The freehold is available with vacant possession at £749,950

The owners may consider rental at a term of £45000 pa.

Rates

Rateable Value: £22500

EPC- E Rating (Suitable for letting)

Accommodation Grid

Main Unit	1806 sq ft	167.8 sq m
Adjoining Rear Workshop	760 sq ft	70.6 sq m
Mezzanine Storage	420 sq ft	39 sq m
Separate Unit	446 sq ft	41.4 sq m
Total	3432 sq ft	318.8 sq m

Viewing:

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