

# OFFICE BUILDING WITH PLANNING CONSENT TO CHANGE TO A SINGLE 1 BED DWELLING

## FOR SALE FREEHOLD OR LEASE

**OFFERS IN THE REGION OF £210,000**



**7 Alexandra Road  
Farnborough  
Hampshire  
GU14 6BU**

**T: 01252 415900**

[www.clareandcompany.co.uk](http://www.clareandcompany.co.uk)  
ds@clareandcompany.co.uk

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- ▶ Located on a Busy Arterial Road on the Edge of North Camp Village
- ▶ Office Space Over 3 Floors
- ▶ Excellent Parking for Approximately 5 Vehicles
- ▶ A Rare Freehold Opportunity
- ▶ Planning Permission for a Change of Use to a One Bedroom House

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## LOCATION

The premises are located on the busy Lynchford Road which is the main thoroughfare into North Camp Village... The main shopping centre for the village of North Camp is Camp Road just round the corner where retailers within the local area include Co-op, RSPCA, Coral, Parity for the Disabled, and a good range of small retailers and café/restaurants.

Farnborough is well known for it's Main Line Station to London/Waterloo, and North Camp Station is within walking distance that serves the towns of Guildford and Reading. By car the property is only minutes from the A331 Blackwater Relief Road connecting to the M3 Junction 4 and 4a, A31 to Farnham and Guildford and beyond to the A3.

## DESCRIPTION

The property is a three storey office building under a part pitched and part flat roofs, with parking to the rear for around 5 vehicles, plus legal on street parking within walking distance. The premises have been refurbished in the past and feature gas heating by radiators, part air cooling, kitchenette, shower room, 2 x toilets.

The premises have planning permission for a change of use to a one bedroom house.



Rear Elevation

## ACCOMMODATION

Approximate floor areas as follow:-

Lower Ground Floor:	387 ft <sup>2</sup>	( 36 m <sup>2</sup> )	*Including toilets & shower room
Ground Floor:	269 ft <sup>2</sup>	( 25 m <sup>2</sup> )	
First Floor:	161 ft <sup>2</sup>	( 15 m <sup>2</sup> )	
<b>Total Area</b>	<b>817 ft<sup>2</sup></b>	<b>( 76 m<sup>2</sup>)</b>	



Picture showing ground floor space



Picture showing basement floor space



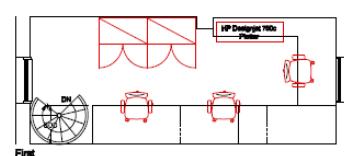
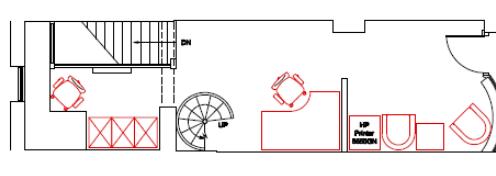
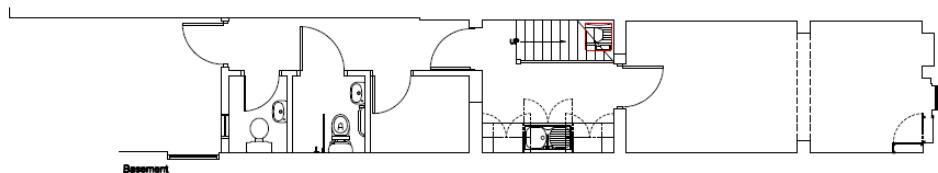
Picture showing first floor space



Picture showing kitchen area



Rear Elevation of Property



Floorplans (Not to Scale)

## FOR SALE

The freehold interest of the premises is For Sale for a figure of "Offers in the Region of £210,000", the premises will be sold with vacant possession.

## FOR LEASE

Our clients will consider letting the premises on new lease terms at a rent of £16,750 pax.

## BUSINESS RATES

A rateable value of £3,050 which means that if this property is to be your only business premises then you will qualify for 100% business rates relief.

## VAT

We understand from our client that the property is registered for VAT and will be chargeable on the sale.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

76-100

D

95 D

## PARKING/REAR ACCESS

The premises have a pedestrian rear access, and parking for around 5 vehicles.

## LEGAL COSTS

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

## FOR FURTHER INFORMATION CONTACT THE SOLE AGENT:

David Savage  
**Clare & Company**  
7 Alexandra Road  
Farnborough  
GU14 6BU

**Telephone:** 01252 415900  
**Mobile:** 07798 761028  
**Email:** [ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)