

MODERN LOCK UP SHOP IN A BUSY LOCAL TRADING POSITION



FOR SALE ***PRICE REDUCED FOR QUICK SALE***

865 ft² (80.36 m²)

8 CAMP ROAD, FARNBOROUGH GU14 6EW

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

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- ▶ **Modern Lock-Up Shop Available For Sale**
- ▶ **Busy Local Shopping Road**
- ▶ **Toilet Facility**
- ▶ **Good EPC Rating**
- ▶ **Rates free if the shop is to be your only business premises!**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are 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.

LOCATION

The premises are located in the busy shopping area of Camp Road within South Farnborough. Other retailers include Co-op, RSPCA, Coral, Budgens, plus a good range of cafes and restaurants, and small diverse/niche retailers including Elevenses sandwich shop and the very popular "Tea Shop Around The Corner".

DESCRIPTION

The property has been trading for several years as a bike shop, but can be used for a variance of retail uses, and offers a rare opportunity for you to purchase your own shop, or for an investor to add a small retail investment to their portfolio.



FOR SALE The premises are available for sale, and the ground lease interest can be purchased for a figure of "Offers in the Region of £135,000 plus VAT.

Our clients hold a 125 year ground lease granted in August 2005 at a current ground rent of £25 per annum.

SERVICE CHARGE To be confirmed.

LEGAL COSTS Each party to bear their own legal costs in the matter.

PLANNING

The premises have been used as a retail shop Class E Use.



POSSESSION

The premises are being sold with vacant possession.

BUSINESS RATES

A Rateable Value of £10,750, assuming the current national multiplier of 0.382 pence in the pound for retail, hospitality and Leisure businesses, this gives rates payable of around £4,106.50 2026/2027,

HOWEVER, if the property is to be your only commercial unit, then you will benefit for 100% rates relief... We advise interested parties to discuss this matter with the Rates Department at Rushmoor Borough Council on 01252 398398.

ENERGY PERFORMANCE CERTIFICATE (EPC)



DIRECTIONS

From the Clockhouse Roundabout in Farnborough proceed South on the A325 heading for Aldershot, straight over the first roundabout, over the pelican crossing and turn left at the traffic lights adjacent to the garage and Farnborough College. At the mini-roundabout turn right into Alexandra Road, follow the road down straight over the next roundabout and continue for approximately 800 yards, turn left into Queens Road, then take your next right into Camp Road, the subject property will be found after approximately 600 yards on the left hand side.

VIEWING:

Strictly by appointment with the **Sole Agent:**

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