

PROPERTY DETAILS

**B1 B8 BUSINESS UNIT
FOR SALE**

| | |
|-----------|---|
| Location: | ALDERSHOT, HAMPSHIRE |
| Property: | 6 & 6A Beechnut Industrial Estate, GU12 4JA |
| Size: | 1448 Sq. Ft (134 Sq. M) |



- Rare small freehold with vacant possession
- Storage Industrial Office Use
- Close to town centre
- Central heating
- Access door and parking

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

The Granary
1 Waverley Lane
Surrey GU9 8BB
www.traynorryan.co.uk



Tel: 01252 794144

Email: info@traynorryan.co.uk

Location

Very close to the town centre and within easy walking distance from the railway station.

Aldershot is a popular Hampshire town situated approximately 41 miles south west of London, 8 miles south of Camberley and 11 miles west of Guildford. The town benefits from good road and rail communication, being located on the A31 which links the town to the M3. Rail services to London Waterloo are available in approximately 53 minutes.

Description

The property is a terraced business unit on ground and first floors with a WC, shower and kitchenette. The property benefits from gas central heating and an insulated composite panelled roof.

Floor Areas

The property has been measured in accordance with RICS Property Measurement Standards, 1st edition and has the following GIA – Office floor area:

| | | Sq. M | Sq. ft |
|----|--------------|--------|---------|
| 6 | Ground Floor | 28.55 | 307.31 |
| 6a | Ground Floor | 57.53 | 619.25 |
| | First Floor | 48.51 | 522.19 |
| | TOTAL | 134.59 | 1448.74 |

Price & Rent

Price £192,500 Freehold (plus VAT if applicable)

Lease

A new FRI leases is available on terms to be agreed. Sections 24-28 of the Landlord and Tenant Act are Excluded.

Business Rates

The Valuation Office <http://www.voa.gov.uk> indicates a combined Rateable Value (RV): £7,550

No rates payments are due from small businesses.

Viewing

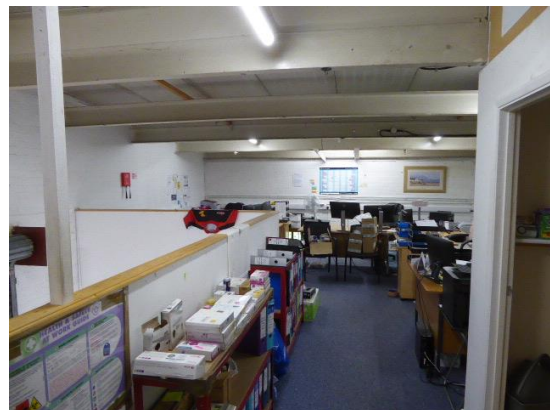
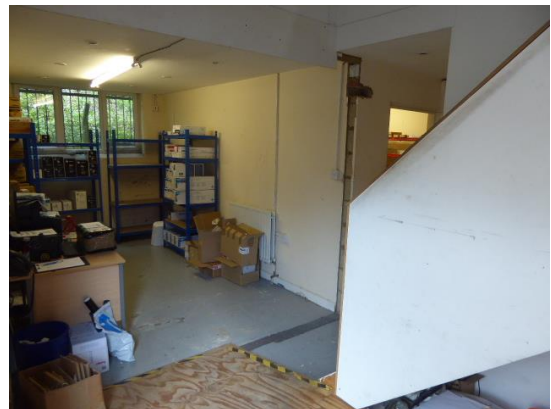
Strictly by appointment through sole agents Contact Warren Traynor.

01252 794144

wt@traynorryan.co.uk

Costs

Each party to bear their own costs.



Misrepresentation Act: These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded. **Finance Act:** All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract. **EPC:** in progress. **Published:** 11 / 20.