

YARD / RESIDENTIAL
FOR SALE

TRAYNOR RYAN

25 YEARS
ESTABLISHED
1999



3 BEDROOM DETACHED BUNGALOW



8,150 Sq Ft (757.51 Sq M) Commercial Yard with Bungalow

BORDON / HAMPSHIRE
120 Chalet Hill GU35 0DE

- Rare External Yard / Storage Opportunity
- Ideal Opportunity for a “Live-Work” Occupier
- 0.31 Acres Total Site
- Redevelopment Potential
- Partial Investment Potential for Occupier
- Bungalow Design
- Modern Internal Fittings



RICS

CHARTERED SURVEYORS & PROPERTY CONSULTANTS
VALUATION · AGENCY LETTING & SALE · SURVEY · DILAPIDATIONS · RENT REVIEW & LEASE RENEWAL · ARBITRATION · RATING

01252 794144

info@traynorryan.co.uk

LOCATION

A3 Trunk Road: 3.3 miles

Bordon Town Centre: 0.3 miles

DESCRIPTION

Mixed-use bungalow / commercial yard in the centre of Bordon convenient for local amenities. There is a garden. The property would ideally suit an owner occupier with a live-work business requirement. For example the site has historically been used as a hire depot for recreational vehicles.

Alternative uses/developments may include:

- General vehicle storage,
- Multi-car garage development potential,
- Repurpose as a domestic garden,
- Live-work builder's yard,
- Residential development scheme,
- Letting potential for yard use (investment).

(subject to planning permission)

FLOOR AREAS

The property has been measured in accordance with RICS Guidance Note – Code of Measuring Practice – 6th Edition and has total GEA area of 117 sq m.

Ground Floor:	Porch: 0.90m x 4.37m
	Kitchen: 6.67m x 5.54m
	Reception Room: 3.42m x 4.01m
	Bathroom: 2.40m x 2.67m
	Bedroom 1: 3.27m x 3.40m
	Bedroom 2: 3.40m x 2.74m
	Bedroom 3: 3.40m x 3.32m

Yard: 8,154 sq ft (0.187 acres).

Total site: 0.31 acres.

PRICE

£735,000 excl for the freehold interest.



COSTS

Each party to bear their own legal costs.

BUSINESS RATES & COUNCIL TAX

No business rates are payable by small businesses.

Council Tax band D.

VIEWING & FURTHER INFORMATION

Strictly by appointment through sole agents.
Contact:

WARREN TRAYNOR

01252 794144

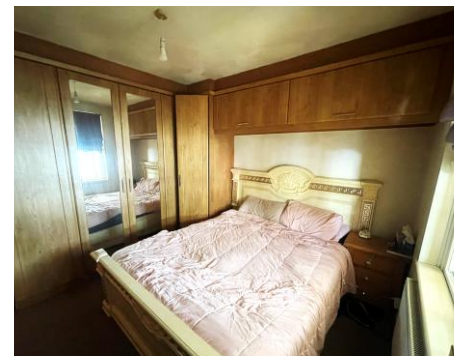
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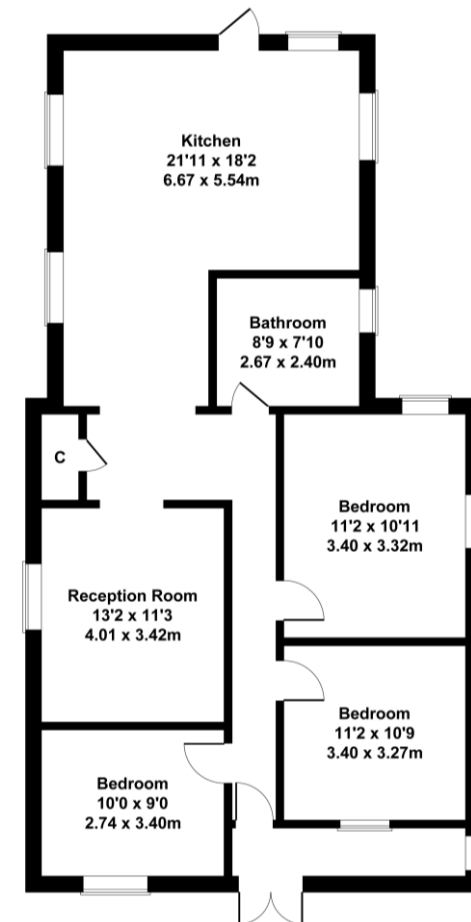
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