

A LOCK UP SHOP WITHIN A BUSY RETAIL PARADE WITH A GOOD SIZED VISITOR CAR PARK TO THE FRONT



FOR SALE

645 ft² (60 m²)

**3 THE PARADE, 40 READING ROAD, YATELEY,
HAMPSHIRE, GU46 7UN**

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

**T: 01252 415900
F: 01252 372631**

Offices also at Farnham

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

Advice and Expertise on
the following:

Sales

Lettings

Acquisitions

Rent Reviews

Lease Renewals

**Valuations for Loans and
Taxation Purposes**

Investments

Land



- ▶ **Good Retail Location with Substantial Passing Vehicle Traffic**
- ▶ **Private Car Park to the Front of the Shop for Customers**
- ▶ **Toilet Facility**
- ▶ **Rear Loading Access**
- ▶ **Potential for Change of Use to A2 or A5/A3 uses (subject to planning permission)**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

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

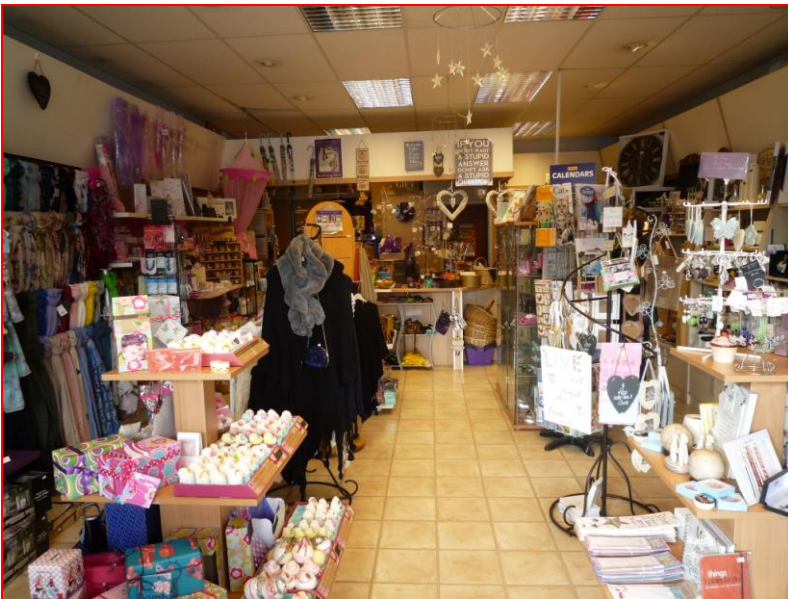
The Parade is located immediately off of the Reading Road (B3272) which is a busy route between Blackwater/Yateley to Eversley/Reading, well known for its cut through to the M4. Although Yateley is still thought of as a village, it has a population in excess of 20,000 people (2009 figures) within its boundary, and therefore it provides a good demand for convenience retail not just due to the busy road location, but because of the number of people living within the local environs.

DESCRIPTION

The property consists a ground floor lock-up shop, forming part of this 2 storey mid terrace premises believed to have been constructed around the 1960/1970's. The unit forms part of a busy parade of approximately 16 lock-up shops with a purpose made car park to the centre of the scheme. Other retailers within Yateley include Tescos, Co-op, Waitrose, Coral as well as many small retailers covering a range of services such as hairdressers, butchers, fishing, jewellers etc.

ACCOMMODATION

Shop Size	645 ft ²	60 m ²
Built Depth (Average)	40 ft 6"	12.37 m
Internal Width	17 ft 1"	5.22 m
Shop Frontage	17 ft 3"	5.3 m



USE

Currently type A1 retail use, however, we believe there is good potential for a change of use to types A2, A3 or A5 uses subject to planning, ie Estate Agents/Professional services, Hot Food takeaway/restaurant/café uses.

Please note that as we have yet to see a copy of the ground lease, as yet we cannot confirm whether legally a planned change of use will be possible.



FOR SALE

Our client's long ground lease interest is available for sale which we understand is in excess of 900 years and subject to a peppercorn rent (sight of a copy ground lease is awaited). Our clients are seeking **"Offers in the Region of £157,500"** for their ground lease interest.

SERVICE CHARGE

We understand that there is a service charge provision on the parade, and that the current service charge is approximately £860 exclusive of VAT for one year.

VAT

We understand from our clients that the premises have not been elected for VAT.

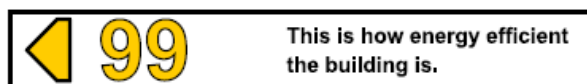
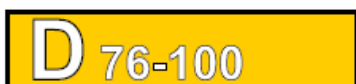
LEGAL COSTS

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

BUSINESS RATES

A rateable value of £12,500, which computes to a rates payable figure of £6,125, based on the national rates multiplier of £0.49 pence in the pound. As the Rateable Value is below £16,000, this means that a tenant could be eligible for an amount of Small Business Rates Relief providing the property will form their sole business premises within the UK, for further information please contact Hart District Council on 01252 622122.

ENERGY PERFORMANCE CERTIFICATE



VIEWING

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

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

Telephone: 01252 415900
Mobile: 07798 761028
Email: ds@clareandcompany.co.uk

REF

15/019C