

SHOP & OFFICES



FREEHOLD FOR SALE WITH DEVELOPMENT POTENTIAL FOR TWO FLATS & A SHOP

2,061 ft² (191 m²)

121-123 Victoria Road, Aldershot, GU11 1JW

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Hampshire
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- ▶ **SHOP WITH CLASS E USE**
- ▶ **DOUBLE WIDTH SHOP FRONT**
- ▶ **REAR ACCESS WITH CAR PARKING FOR SEVERAL CARS**
- ▶ **PROMINENT FRONTAGE ON VICTORIA ROAD Diagonally Opposite
the Wellington Shopping Centre**

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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 situated in a prominent position on Victoria Road, diagonally opposite the entrance to the Wellington Shopping Centre. Nearby occupiers include NatWest, Lloyds, AM Restaurant, Ladbrokes, Nationwide and Boots.

DESCRIPTION

A development opportunity currently comprising a shop and offices with potential subject to the usual consents to convert to 2 flats and a shop with Class E use.

FLOOR AREAS

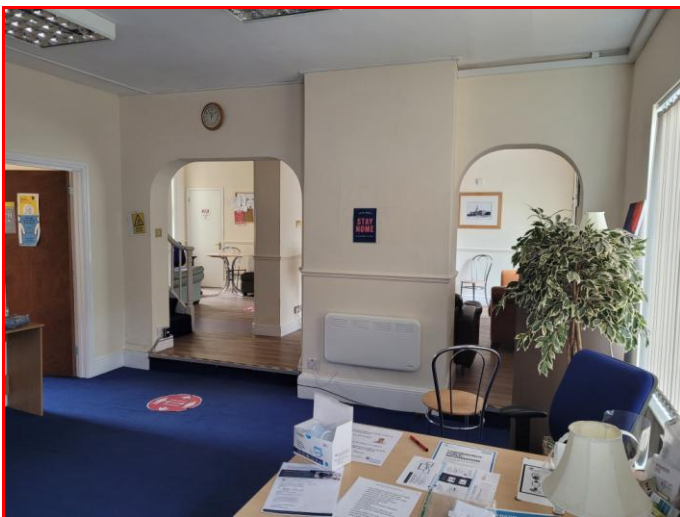
Shop

Internal width	28' 7"	(8.7 sq m)
Shop depth	24' 5"	(7.44 sq m)
Total ground floor area	689 sq ft	(64 sq m)

Outside

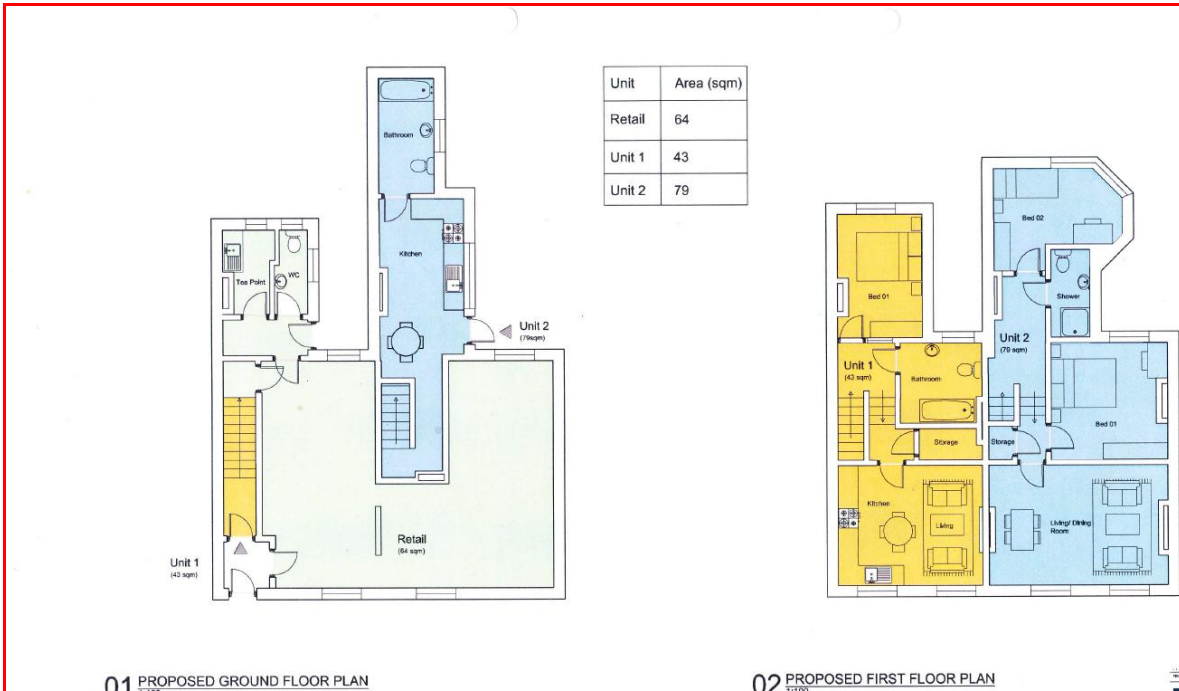
Rear Yard with parking for several cars.

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th edition).



TERMS

Offers invited in excess of £400,000 for the freehold interest.



Plans Showing Proposed Ground and First Floor Areas – Please note that the plans are not to scale and are for indicative purposes only.

Please further note that the plans show the results of a planning pre-application and this design as yet has not achieved planning permission... Further information on application.

RATES

2017 Draft Valuation

Rateable Value (2010):	£15,500
Uniform Business Rates (2017/18)	£46.6p/£
Rates payable (estimated)	£7,223

These figures are not to be relied upon and it is recommended interested parties should make their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party is to be responsible for their own legal costs involved in this transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)



VIEWING

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

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REF
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