

OFFICE/RETAIL BUILDING FOR SALE FREEHOLD



6,030 ft² (560.2 m²) of built space over 3 floors

30 CAMP ROAD, FARNBOROUGH, GU14 6EW

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- ▶ **Located in a Busy Shopping Area within North Camp Village Centre**
- ▶ **Two Retail Units let to reliable tenants**
- ▶ **Parking and Loading to the rear of the Building**
- ▶ **Open Plan, Double Aspect Offices to First and Second Floors**
- ▶ **No VAT**
- ▶ **A Rare Freehold Opportunity**

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LOCATION

The premises are located within Camp Road which is the main shopping centre for the village of North Camp. Other retailers within the area include Co-op, RSPCA, Coral, Parity for the Disabled, and a good range of small retailers and café/restaurants.

Farnborough is well known for it's Main Line Station to London/Waterloo, Airport and the excellent vehicle access to the A331 Blackwater Relief Road connecting to the M3 Junction 4 and 4a, A31 to Farnham and Guildford and beyond to the A3.

DESCRIPTION

A brick built 3 storey property with a flat roof believed to have been constructed in the mid to late 1970s. The property comprises 2 lock-up shops on the ground floor both measuring approximately 690 ft² per shop, and having their own parking areas and loading up to their own rear doors. Both shops are let to reliable tenants.

The first and second floors are open plan offices of around 1,906 ft² per floor a total of around 3,812 ft² overall measured on a net useable basis (around 4,650 ft² gross internal), the offices have been occupied for many years by a firm of accountants, namely Haines Watts for the company's regional office. The offices have 5 allocated parking spaces located the other side of the rear access road (further information on application if required).



Rear Elevation

ACCOMMODATION

Approximate floor areas as follow:-

Shop Unit 1 (Butchers)	690 ft ²	(64.1 m ²)	Gross Internal
Shop Unit 2 (Shoe Shop)	690 ft ²	(64.1 m ²)	Gross Internal
First Floor Offices	1,906 ft ²	(177 m ²)	Net Useable
Second Floor Offices	1,906 ft ²	(177 m ²)	Net Useable
Total Built Area	5,192 ft²	(482.2 m²)	

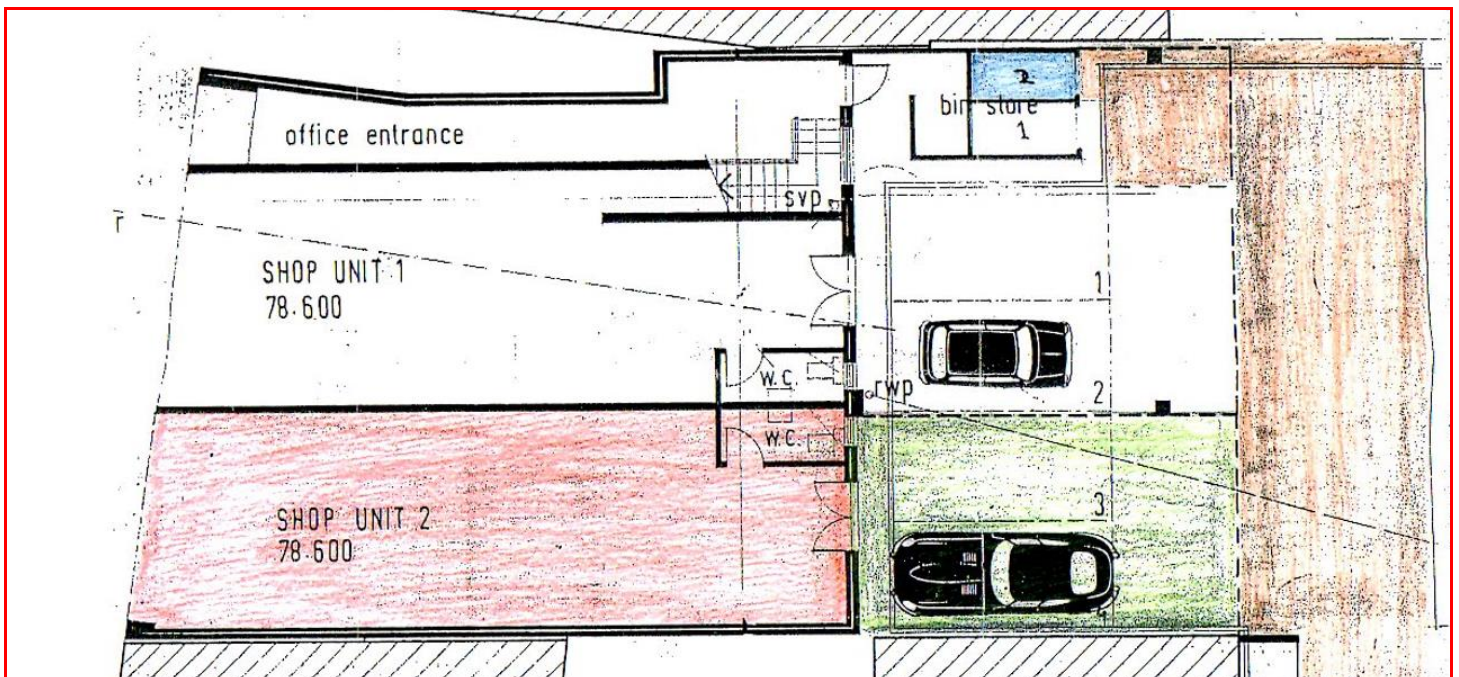
*Please note that the Gross Internal areas of the first & second floors is around 4650 ft² (432 m²)

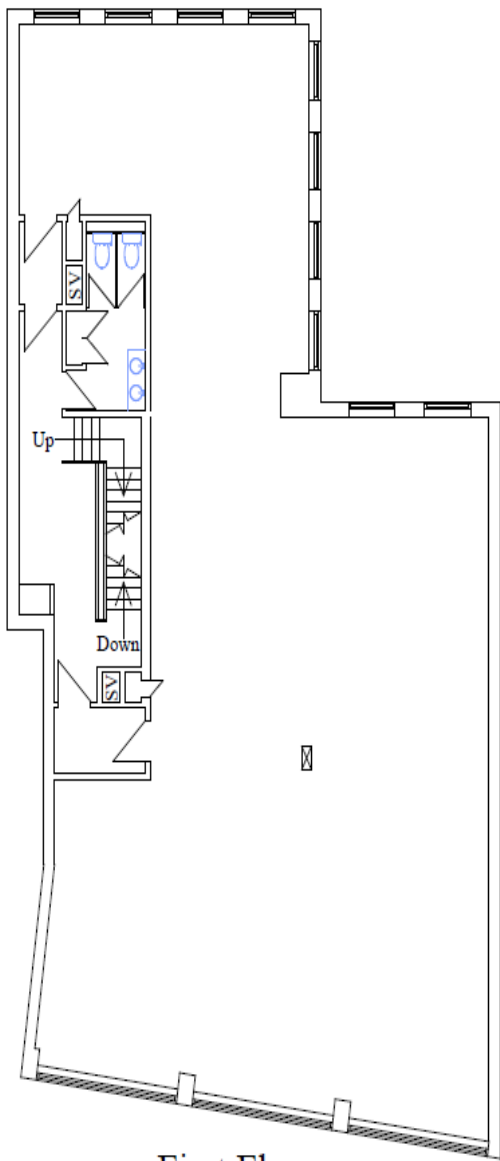
RATEABLE VALUES

Shop Unit 1	=	£ 6,600	=	Small Business Rates Qualification
Shop Unit 2	=	£ 8,400	=	Small Business Rates Qualification
First and Second Floor Offices	=	£ 26,250		

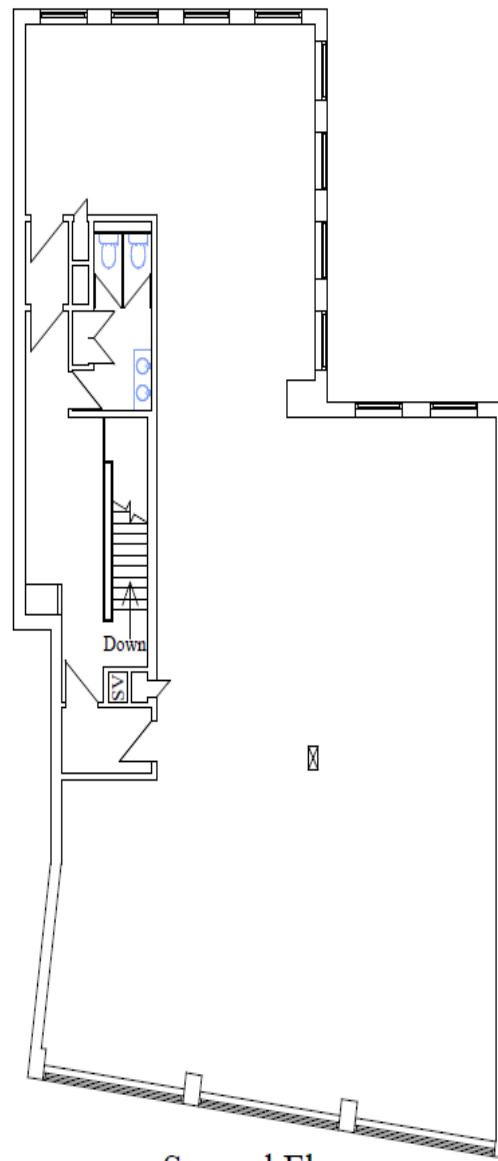
Please note that the rates are payable by the tenants in occupation.

Ground Floor Plan – not to scale





First Floor



Second Floor

*Please note that the plans are not to scale, plus we do have plans showing the existing partitioning layout on request.

ORDNANCE SURVEY EXTRACT – Not to Scale (marked 30 to 32 on the plan)



TENANTS AND LEASES

UNIT	TENANT	LEASE	RENT	PARKING	COMMENTS
Shop Unit 1	Robert & Helen Mussell t/a Woods Butchers	Until 15 th March 2026	£9,500 pax	2 to 3 spaces depending how parked	The lease is included within the 1954 Landlord & Tenant act. The 2021 rent review has not been implemented/documentated.
Shop Unit 2	Christopher & Nadia Arden-Scott t/a The Footscape Partnership	Until 5 th February 2023	£12,750 pax	2 to 3 spaces depending how parked	The lease is excluded from the 1954 Landlord & Tenant act. A £3,187.50 rent deposit is held by the landlord.
First & Second Floor Offices	Haines Watts Farnborough LLP	Until 5 th March 2022	£45,000 pax	5 allocated spaces	The lease is included within the 1954 Landlord & Tenant act. A £22,000 rent deposit is held by the landlord.
Total Rent Income		Total Rent Income	£67,250 pax		

PRICE

The freehold interest of the property is available for sale at a guide price of “**Offers in the region of £1.1 million pounds**”.

VAT

We understand from our clients that VAT will not be chargeable on the sale. This will be confirmed by our client’s solicitor prior to exchange of contracts.

ENERGY PERFORMANCE CERTIFICATES (EPC)

Shop Unit 1 (Woods Butchers)



Shop Unit 2 (Footscape Partnership)



First & Second Floor Offices (Haines Watts)

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LEGAL COSTS

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

FOR FURTHER INFORMATION CONTACT THE SOLE AGENT:

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REF: 21/029C