

DETACHED INDUSTRIAL BUILDING

GROUND LEASE FOR SALE

9,533 ft² (885.65 m²)



19 HOLDER ROAD, ALDERSHOT, GU12 4RH



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Land

- ▶ **Various External Areas for Loading and Parking**
- ▶ **Ground and First Floor Loading**
- ▶ **Ground and First Floor Office Space**
- ▶ **3 Phase Power**
- ▶ **Toilet Facilities**
- ▶ **No Restrictive Hours of Operation**

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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

Holder Road is situated off of the popular industrial area of North Lane, where the majority of Aldershot's industrial and storage businesses are located. North Lane benefits from excellent road access onto the A331 Blackwater Relief Road serving both Junction 4 of the M3 Motorway, and the A31 Guildford to Farnham Dual Carrigeway, leading to the A3.

DESCRIPTION

The premises comprises a part 2 storey and part single storey detached industrial building constructed of concrete framework under sectional concrete walls, under pitched corrugated asbestos roofs. The current use carried out at the building is B1 (c) light industrial, with ancillary storage and offices. In principle we see no reason why the local authority could have any objection to a heavier industrial use or process, subject to the necessary change of use.

ACCOMMODATION

Measured on a Gross Internal basis in accordance with the RICS Code of Measuring Practice for industrial buildings.

Ground Floor Front	3,497 ft ²	324.86 m ²
Ground Floor Rear	2,572 ft ²	238.99 m ²
First Floor	3,464 ft ²	321.80 m ²
Total Area	9,533 ft²	885.65 m²

FOR SALE

Our client's ground lease interest is for sale with further information about the price on application.

The ground lease interest of the building is available for sale which is 99 years from 30 May 1974, approximately 59 years remaining. We understand that the annual ground rent is £15,500 pa and is reviewed on a 10 year review pattern (a net ground rent of £12,152pa). Our further understanding is that building 19A (adjacent), has been sold off on a sub ground lease where the ground rent is apportioned to £3,348 per annum, giving a net ground rent payable on no. 19 of £12,152 pa.

VAT

We understand from our client that the premises are not registered for VAT.

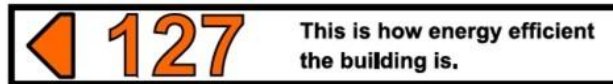
BUSINESS RATES

The premises are currently assessed into three sections, the ground floor front having a rateable value of £16,750, the first floor front £17,000, and the ground floor rear £16,750, combined this will give a rates payable figure of around £24,745 for March 2015/2016.

LEGAL COSTS

Each party to bear their own legal costs on the transaction.

ENERGY PERFORMANCE CERTIFICATE



VIEWING

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

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