

# A PROMINENT OFFICE BUILDING SET WITHIN A POPULAR BUSINESS LOCATION – POTENTIAL FOR RESIDENTIAL (s to p)



**IDEAL PENSION INVESTMENT AND/OR FUTURE OCCUPATION/PART OCCUPATION**

## FREEHOLD - FOR SALE

1,221 ft<sup>2</sup> (113.53 m<sup>2</sup>)

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**ALEXANDRA ROAD, FARNBOROUGH, GU14 6DA**

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Offices also at Farnham

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**Advice and Expertise** on the following:

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**Lease Renewals**

**Valuations for Loans and Taxation Purposes**

**Investments**

**Land**



- ▶ **Good Parking Facilities in Private Rear Car Park**
- ▶ **Excellent access to the A331 Blackwater Relief Road**
- ▶ **Super Fast Broadband Connectivity**
- ▶ **Adjacent to Nat West bank, Post Office and local shops**
- ▶ **Toilet and Kitchenette Facilities**
- ▶ **Potential to Extend the Ground Floor of the Premises (subject to planning)**
- ▶ **Potential to Acquire a Change of Use for Hot Food Consent (subject to planning)**

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

This office building holds an excellent location close to the Nat West bank, Post Office, and various local shopping facilities and restaurants. Bus stops and the post box are close by.

The A331 is within a few minutes drive offering access to Junction 4 of the M3 and Guildford/Farnham to the South via the A31.

## DESCRIPTION

A brick built terrace office building under a pitched tiled roof, believed to have been constructed around the 1940's/1950's. Since then the building has been substantially modernised and improved to now include gas heating by radiators, kitchenette, replaced shop front/entrance, door entry system, intruder alarm system etc. Externally there is a private car park for approximately 3/4 cars with access via the adjacent Flashdance premises.



## ACCOMMODATION

Measured on a net useable basis in accordance with the RICS Code of Measuring Practice for offices (type B1a consent).

Ground Floor Offices	39.28 m <sup>2</sup>	423 ft <sup>2</sup>
First Floor Offices	45.75 m <sup>2</sup>	492 ft <sup>2</sup>
Second Floor Offices	28.50 m <sup>2</sup>	306 ft <sup>2</sup>

<b>TOTAL</b>	<b>113.53 m<sup>2</sup></b>	<b>1,221 ft<sup>2</sup></b>
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## RENT INCOME

There are 7 tenants in the building and this produces a net income when fully let of approximately £20,000 per annum, for more detailed information please call Clare & Company.

Our clients for many years have run a semi serviced office operation, where they have 7 office Suites, the licences granted allow for a one month notice period to terminate the agreement either by the Landlord or the Tenant. Current Tenancy Schedule on application.

**FOR SALE** "Offers in the region of £285,000".

**VAT** We understand from our clients that the property has not been elected for VAT.

### **BUSINESS RATES**

The offices are separately rated to take advantage of the small business rates scheme, with the individual rateable values listed as follows:-

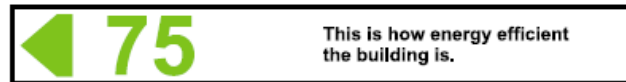
Ground Floor Suite	- £4,650
Suite 1	- £ 900
Suite 2	- £2,050
Suite 3	- £1,900
Suite 4	- £ 600
Suite 5	- £1,175
Suite 6	- £1,250

Please note that the small business rates scheme allows that small companies with only one registered business premises in this country can benefit from zero business with Rateable Values of £6,000 and under, as you will see all the suites within the building fall into this category.

### **LEGAL COSTS**

Each party to pay their own legal costs, however, a reservation procedure will be put in place with further information on application.

### **EPC**



### **VIEWING**

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

David Savage  
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### **REF**

12/006C