

SECURE YARD WITH WORKSHOPS, OFFICES & VEHICLE WASH FACILITIES

FOR SALE / TO LET

Accommodation - 2,417 sq ft (224.55 sq m)
Site area approx - 0.52 acre

123A BADSHOT LEA ROAD, BADSHOT LEA, FARNHAM, SURREY, GU9 9LS

Price – Offers in excess of £550,000
Rent – £50,000 per annum exclusive



- ▶ Prominent location
- ▶ Workshops, offices and wash down facilities in secure self contained yard
- ▶ Security lighting
- ▶ Furnished office
- ▶ Ideal for a variety of uses
- ▶ Flexible lease



commercial property consultants

The Old Hop Kiln
1 Long Garden Walk
Farnham
Surrey
GU9 7HX

T: 01252 710744

www.clareandcompany.co.uk
sales@clareandcompany.co.uk

Farnborough Office
T: 01252 415900

Advice and Expertise on the following: -

Sales

Lettings

Acquisitions

Rent Reviews

Lease Renewals

Valuations for Loans and Taxation Purposes

Property Management

Investments

Land



Regulated by RICS

123A BADSHOT LEA ROAD, BADSHOT LEA, FARNHAM, SURREY, GU9 9LS

LOCATION

Badshot Lea is between Farnham and Aldershot, close to the Shepherd and Flock roundabout, which provides access to the A31 and the M3 motorway via the A331 Blackwater Valley Relief Road. Guildford is approximately eight miles distant and nearby towns, such as Fleet and Alton, are twenty minutes' drive from the site.

SITUATION

The property is situated on the main thoroughfare of Badshot Lea, close to the junction of Upper and Lower Weybourne Lane. A site plan is attached.

DESCRIPTION

The property comprises a yard of approximately 0.52 of an acre which is secure and defined with secure boundaries. At the rear of the site there is a terrace of interlinked industrial units and in addition a single separate unit adjoins the terrace along the site's Northern boundary. Immediately adjacent to the units is a wash down facility. Office and lavatory facilities are to be found close to the site's entrance. The property is ideal for a variety of uses.

ACCOMMODATION

Interlocked workshops	1,387 sq ft	(128.86 sq m)
Single workshop	720 sq ft	(66.89 sq m)
Offices	310 sq ft	(28.80 sq m)
	2,417 sq ft	(224.55 sq m)

The total site area is approximately 0.52 of an acre and there is security lighting. The units include fluorescent lighting and solid floors.

SERVICES

Mains services of electricity, water and drainage are connected to the site.

PRICE

Offers in excess of £550,000.

RENT

£50,000 per annum exclusive.

BUSINESS RATES

We are advised by the Local Authority that the Rateable Value is £24,494 (Standard UBR 2016/17 – 49.7p in the £).

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for its own legal costs.

VIEWING

Strictly by appointment with Sole Agents, Clare & Co: **01252 710744/sales@clareandcompany.co.uk**

REF NO

I/81/25/10/16

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.

SITE PLAN

