

RETAIL/RESIDENTIAL/ INDUSTRIAL BUILDING FOR SALE FREEHOLD

OFFERS IN THE REGION OF £285,000

Overall approx. 1,681 ft² (156.17 m²) over 3 floors

193 LYNCHFORD ROAD, FARNBOROUGH, GU14 6HD



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- ▶ **Located on a Busy Arterial Road on the Edge of North Camp Village**
- ▶ **Retail Unit – First Floor Flat – Basement Workshop and Garage/Store**
- ▶ **Shop and Flat is Let**
- ▶ **Bill Poster Income Potentially Available**
- ▶ **No VAT**

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▶ **A Rare Freehold Opportunity Multi Income Potential or Owner/Occupier**

LOCATION

The premises are located on the busy Lynchford Road which is the main thoroughfare into North Camp Village... The main shopping centre for the village of North Camp is Camp Road just round the corner where retailers within the local 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

An extended brick built end of terrace believed to be around the mid Victorian era. The property comprises three stories consisting of a basement workshop, and a garage/store extension together with a kitchenette facility and a separate toilet facility. On the ground floor level there is a lock-up shop and then on the first floor a one bedroom self-contained flat (please note that the flat is in need of refurbishment).



Rear Elevation

ACCOMMODATION

Approximate floor areas as follow:-

| | | |
|-------------------------|-----------------------------|-------------------------------|
| Shop | 379 ft ² | (35.2 m ²) |
| Basement Store/Workshop | 358 ft ² | (33.3 m ²) |
| Garage/Store | 438 ft ² | (40.7 m ²) |
| First Floor Flat | 506 ft ² | (47.0 m ²) |
| Total Built Area | 1,681 ft² | (156.17 m²) |

RATEABLE VALUES/RATES

| | | | | |
|-------------------------|---|--------------------|---|------------------------------------|
| Shop | = | £ 4,450 | = | Small Business Rates Qualification |
| Basement Store/Workshop | = | £ 520 | = | Small Business Rates Qualification |
| Garage/Store | = | No assessment | | |
| Advertising Hoarding | = | £ 470 | | |
| First Floor Flat | = | Council Tax Band A | | |

TENANTS

Shop - Let to D's Hair Salon for 12 months from 21st January 2023 at a rent of £575 pcm, the lease includes a rolling landlord break subject to 4 months prior written notice.

Flat - Let on an Assured Shorthold Tenancy at a rent of £612 pcm.

Please note that the Basement Store/Workshop and the Garage/Store are vacant.

FOR SALE

The freehold interest of the premises is For Sale for a figure of "Offers in the Region of £285,000" part vacant and part occupied subject to the tenants within the shop and the flat.

VAT

We understand from our client that VAT will not be chargeable on the sale.

ENERGY PERFORMANCE CERTIFICATES (EPC)

Shop

51-75

C

66 | c

Basement

26-50 **B**

43 | B

Flat

39-54 **E**

45 | E



Shop



Garage/Store



Basement Workshop



Self-Contained Flat – Sitting Room



Self-Contained Flat - Kitchen

ORDNANCE SURVEY EXTRACT – Not to Scale



PARKING/REAR ACCESS

Please note that the rear parking land is owned by Rushmoor Borough Council where an annual resident's licence can be acquired from RBC for rear access to the garage/store at a cost of £135 pa with an RPI uplift each subsequent April, or Rushmoor Borough Council have confirmed that they are prepared to sell the freehold interest of the rectangle of land, with further information on application.

LEGAL COSTS

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

FOR FURTHER INFORMATION CONTACT THE SOLE AGENT:

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