

MOT WORKSHOP UNIT ON A BUSY "A" ROAD

TO LET UNIT CURRENTLY BEING FULLY REFURBISHED

1,682 ft² (156.26 m²)

**NEW MOON SERVICE STATION, FARNHAM ROAD
HOLT POUND (ADJ to WRECCLESHAM), GU10 4LA**



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- ▶ **Industrial Unit to the Rear of a Landmark Garage**
- ▶ **Long Established MOT Centre (for last 20 years)**
- ▶ **Unit is Well Known to Local People for Car Repairs and MOTs**
- ▶ **Unit to be Fully Refurbished**
- ▶ **2 x Loading Doors (to be replaced with new)**
- ▶ **Parking for Around 5/6 Vehicles**
- ▶ **Some MOT Equipment Still Available***

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LOCATION

The New Moon Service Station holds a prominent location situated on the busy A325 Farnham Road connecting the towns of Bordon and Farnham.

The access is good, whereby you can head directly South on the A325 to connect to Bordon and beyond to the A3, and heading North you are within approximately 5 minutes of the A31 linking to the Blackwater Valley Relief Road (A331) and onwards to Junction 4 of the M3.

ACCOMMODATION

Measured on a Gross Internal basis.

Industrial Building Unit	1,562 ft ²	(145.1 m ²)
Front Reception/Office	120 ft ²	(11.15 m ²)
Total Area	1,682 ft²	(156.2 m²)

DESCRIPTION

A single storey industrial unit with 2 loading doors and loading/access, and a good parking ratio, for around 5/6 vehicles. The unit has the benefit of an office/reception that is seen from Farnham Road. The premises have been used for many years as an MOT and Car Repair Centre, so we believe there will be an opportunity for the new tenant to apply for a new MOT Licence and pick up on the local customers who used the previous operator.

Our client is in the process of refurbishing the property, which will include re-roofing with roof lights and guttering, new loading doors, redecoration, new toilet, re-wiring etc.

*** We understand from our client that there are 3 workshop ramps, MOT bay with working roller brake tester built into floor.**

RATEABLE VALUE

The current rateable value for the workshop is £12,500 which means the rates payable will be around £6,237.

HOWEVER, if the property is to be your only business premises then this figure will be subsidised by the Small Business Rates Relief Scheme to £1,039.60 payable per year, however we urge interested parties to check the payable figure with the local authority who we believe is East Hampshire District Council 01730 266551.

LEASE

The unit is available on new lease terms by agreement at an annual rent of £34,000 pax.

VAT

We understand from our client that the property is not registered for VAT.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

To be carried out.

FOR FURTHER INFORMATION CONTACT THE JOINT SOLE AGENTS:

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