

# RETAIL / RESIDENTIAL BUILDING FOR SALE FREEHOLD

**OFFERS IN THE REGION OF £285,000**

Total shop area 281 ft<sup>2</sup> (26.10 m<sup>2</sup>) with spacious  
2/3 bedroom flat.

**37 QUEENS ROAD, FARNBOROUGH, GU14 6JP**



**7 Alexandra Road  
Farnborough  
Hampshire  
GU14 6BU**

**T: 01252 415900**

[www.clareandcompany.co.uk](http://www.clareandcompany.co.uk)  
[ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

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- ▶ **Located on a busy road close to the centre of North Camp**
- ▶ **Retail/Office Unit – Ground & First Floor 2/3 Bedroom Flat**
- ▶ **Shop and Flat are becoming vacant**

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## LOCATION

North Camp is a suburb of Farnborough. The main shopping centre for North Camp is Camp Road which is a short walk from the property. There is car parking in nearby roads and surface car park in Peabody Road.

Farnborough is well known for its 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 older style brick built attached property. The property comprises two stories consisting of a ground floor shop/office and on the ground & first floor a two/three bedroom self-contained flat with front access.



Picture of shop/office

## ACCOMMODATION

Approximate floor areas as follow:-

Shop Internal Width	12' 2"	(3.72)
Shop Total Depth	25' 4"	(7.74)
Shop Area	281 ft <sup>2</sup>	(26.1 m <sup>2</sup> )
Ground/First Floor Flat	2/3 bedrooms, lounge/kitchen/dining room, bathroom	



Picture of kitchen/diner – Ground Floor Part of the Flat



Picture of Sitting Room (or bedroom) – First Floor Part of the Flat



Picture of Bedroom – First Floor Part of the Flat

**RATEABLE VALUES/RATES**

Shop = £ 4,350 (Small Business Rates Qualification)  
 Ground/First Floor Flat = Council Tax Band C

**FOR SALE FREEHOLD**

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**VAT**

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

**ENERGY PERFORMANCE CERTIFICATES (EPC)**

Shop



Flat





**LEGAL COSTS**

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

**FOR FURTHER INFORMATION CONTACT THE SOLE AGENT:**

David Savage  
**Clare & Company**  
7 Alexandra Road  
Farnborough  
GU14 6BU

**Telephone:** 01252 415900, 07798 761028

**Email:** [ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

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