

**GRADE II LISTED COMMERCIAL BUILDING  
WITH POTENTIAL FOR RESIDENTIAL USE  
SUBJECT TO PLANNING PERMISSION**

**FOR SALE OR TO LET**

**OFFERS IN THE REGION OF £650,000**

4,231 ft<sup>2</sup> (393 m<sup>2</sup>)

**MANOR COACH HOUSE, CHURCH HILL, ALDERSHOT,  
HAMPSHIRE GU12 4RQ**



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Hampshire  
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- ▶ **Grade II Listed Building**
- ▶ **Located in Peaceful Residential Road with Views Over Manor Park**
- ▶ **Excellent Sized Private Car Park – 23 Spaces**
- ▶ **Good Access to the A331 & A31**
- ▶ **10 Minute Walk of Aldershot Town Centre & Mainline Station**

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## LOCATION

Manor Coach House is in the peaceful residential road, Church Hill, with the building itself backing and siding onto Manor Park. This location is within an approximate 10 minute walk of Aldershot Town Centre, with its extensive array of shops, and mainline railway station which provides a direct and frequent service to Waterloo. By road, the southern side of Aldershot is popular due to being a short drive from the A331 Blackwater Relief Road, serving Junction 4 of the M3, and the A31 accessing both the A3 and A31.

## ACCOMMODATION

Measured on a Gross Internal basis.

Reception	190 ft <sup>2</sup>	( 17.65 m <sup>2</sup> )
Ground Floor	1,954 ft <sup>2</sup>	(181.53 m <sup>2</sup> )
First Floor	1,774 ft <sup>2</sup>	(164.81 m <sup>2</sup> )
Second Floor	503 ft <sup>2</sup>	(46.73 m <sup>2</sup> )
<b>Total Area</b>	<b>4,421 ft<sup>2</sup></b>	<b>(410.72 m<sup>2</sup>)</b>

## DESCRIPTION

The subject property comprises a converted historic coach house building, which is Grade II listed. The property is in the Manor Park conservation area which is sixty-three acres of parkland. The building has been sympathetically adapted to provide offices (type B1a). The accommodation is set out over three floors, with the ground and first floors offering professionally converted accommodation, with male and female toilet facilities, kitchens, gas heating by radiators, partially air cooled and an excellent sized private car park.





## RATEABLE VALUE

The current rateable value for the building is £47,250 which means the rates payable will be around £23,000 although we advise interested parties to speak to Rushmoor Borough Council to confirm these figures, on 01252 398398.



## FOR SALE

Offers invited in the region of £650,000 for the Long Leasehold interest with vacant possession upon completion. The lease has approximately 85 years remaining at a fixed ground rent of £10.00 per annum.

## TO LEASE

The building is available to lease on a fully repairing and insuring new lease, terms by agreement subject to five yearly upward only rent reviews at an annual rent of £50,000 pax.

## VAT

The property is not elected for VAT.



**Location Plan (not to scale)**



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

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