

# RETAIL/RESIDENTIAL BUILDINGS IN NEED OF MODERNISATION

FOR SALE FREEHOLD - **PRICE REDUCTION**

**OFFERS IN THE REGION OF £395,000**

**73/75 LYNCHFORD ROAD, FARNBOROUGH, GU14 6EJ**



**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 in North Camp Village**
- ▶ **2 Retail Units – Self-Contained First Floor Flat**
- ▶ **Excellent Potential to Extend and Redevelop the Rear of the Site**
- ▶ **Vacant Possession**
- ▶ **Large Rear Car Park**
- ▶ **A Rare Freehold Opportunity**

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## LOCATION

The premises are located on 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, Debra, Budgens, 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

A two storey Victorian era terrace double shop (two shops knocked through) with extensive storage and a large 2/3 bedroom first floor self-contained flat and a large rear private car park extending to around 1,900 ft<sup>2</sup>.



Rear Elevation Showing Car Park

## ACCOMMODATION

Approximate floor areas within the ground floor as follows:-

Shops	554 ft <sup>2</sup>	( 51.46 m <sup>2</sup> )
Store Rooms	750 ft <sup>2</sup>	( 69.72 m <sup>2</sup> )
<b>Total Built Area</b>	<b>1,304 ft<sup>2</sup></b>	<b>(121.16 m<sup>2</sup>)</b>

**Plus a large 2/3 bedroom self-contained first floor flat.**

## RATEABLE VALUE

A rateable value of £13,750 which will allow some rates relief which according to the small business rates relief chart will give a rates payable of £4002.37, on the basis that the property will be your only business premises.

## FOR SALE

The freehold interest of the premises are For Sale “Offers in the Region of £395,000” with vacant possession.

## VAT

We understand from our clients that they did not pay VAT on the purchase, so it is very unlikely that VAT will be chargeable, albeit this will be confirmed by our client’s solicitor.

## ENERGY PERFORMANCE CERTIFICATES (EPC)



Shop



# Rear Stores



**MAP EXTRACT – Not to Scale**



**LEGAL COSTS**

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

**FOR FURTHER INFORMATION CONTACT THE AGENT:**

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

**Telephone:** 01252 415900  
**Mobile:** 07798 761028  
**Email:** [ds@clareandcompany.co.uk](mailto:ds@clareandcompany.co.uk)

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