

A DETACHED BUILDING WITH A GARAGE/STORE CURRENT USE IS FOR A DAY NURSERY, BUT IDEAL FOR ALTERNATIVE USES (SUBJECT TO PLANNING)



FOR SALE OR TO LET

1,681 ft² (156.2 m²)

9 STATION ROAD, FARNBOROUGH, GU14 7PZ

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

T: 01252 415900

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

**Advice and Expertise on
the following:**

Sales

Lettings

Acquisitions

Rent Reviews

Lease Renewals

Opinion of Values

Investments

Land



- ▶ **Detached Building with Day Nursery Use - Ideal for Alternative Uses (s to p)**
- ▶ **Garage/Store Unit Attached**
- ▶ **Walking distance to Farnborough's 3 Main Shopping Centres**
- ▶ **Located on local bus routes**
- ▶ **Walking Distance to Farnborough Main Line Station**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The property is located on the corner of Station Road and Union Street just outside the main shopping centre of Farnborough and the Cove to Aldershot Bus route, and just a short walk from the main line railway station (London Waterloo approx 35 minutes) and Farnborough shopping centre.

Nearby occupiers include Sainsburys, Dominos Pizzas, Romans Estate Agents, Mackenzie Smith Estate Agents, Vickery Estate Agents, Bet Fred, JD Wetherspoon, Travelodge, Beefeater, KFC, Premier Inn etc.

Farnborough is strategically located between Junctions 4 and 4a of the M3 motorway which provides access to the M25 and Heathrow Airport. Neighbouring towns such as Camberley and Fleet are easily accessible, as is Farnham via the Blackwater Valley Relief Road (A331).

DESCRIPTION

The property comprises a detached building rectangular in shape, and externally useable space around it, a driveway/parking leading to a double garage/store. Internally, the premises has hall space, a kitchen and toilet facilities. The property has been used as a children's day nursery, however, it is the type of building that will lend itself to a variety of different uses (subject to planning).



ACCOMMODATION

Approximate floor areas as follows:-

Main Building	1,319 ft ²	122.5 m ²
Garage/Store	362 ft ²	33.6 m ²
Total Area	1,681 ft²	156.2 m²





LEASE Available on a new lease, with length of lease term by agreement.

RENT A rent of £27,500 pax.

FOR SALE Our client will sell their freehold interest for “Offers in the Region of £325,000”.

BUILDINGS INSURANCE

To be confirmed.

VAT We understand from our client that the premises have not been elected for VAT, so VAT will not be chargeable on the rent.

OCCUPATION The property offers vacant possession.

BUSINESS RATES The premises have a rateable value of £4,000, which will mean that the property is eligible for 100% rates relief as long as it is your only business premises. We always advise interested parties to contact Rushmoor Borough Council to verify this information, 01252 398398.

ENERGY PERFORMANCE CERTIFICATE (EPC)

51-75

C

75 C

VIEWING

By appointment with the **Sole Agent:**

David Savage

Clare & Company

7 Alexandra Road

Farnborough

GU14 6BU

Telephone: 01252 415900

Mobile: 07798 761028

Email: ds@clareandcompany.co.uk



REF No.
26/025C