

2 LOCK-UP SHOPS INCLUDING 2 FIRST FLOOR SELF CONTAINED FLATS



INVESTMENT FOR SALE – FREEHOLD

258 & 260 HIGH STREET, ALDERSHOT, GU12 4LP

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- ▶ **Shops Located on Busy High Street with on Street Parking**
- ▶ **Two Let Lock-up Shops with Rear Ancillary Areas**
- ▶ **Two Self-Contained Flats Each Over 2 Floors**
- ▶ **Properties are Completely Re-Roofed & Front Façade Re-Rendered**
- ▶ **NO VAT**

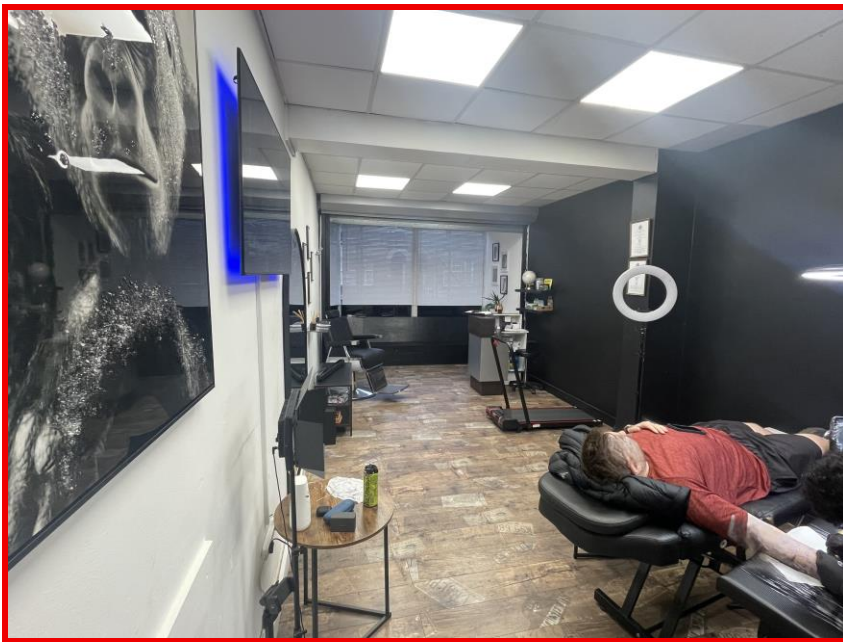
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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

The premises are located on the busy High Street which is the main thoroughfare into Aldershot Town Centre from South Aldershot and Ash (A323).

Aldershot has been regenerating over recent years, including a major redevelopment within the Town Centre which has recently been completed. The town has excellent road access onto the A331 Blackwater Relief Road serving both Junction 4 of the M3 Motorway, and the A31 Guildford to Farnham Dual Carriageway.



Picture showing shop at 258 High Street



Picture showing shop at 260 High Street



Picture showing shop at 260 High Street – Picture no. 2

DESCRIPTION

The properties comprise two terraced buildings with lock-up shops on the ground floor, with both shops currently let to tenants, 258 is let to a Tattoo Artist, 260 is let to a Podiatrist who we understand has leased the shop for many years. 258 has a good sized parking space to the rear for the shop, 260 has a large store building to the rear, and room from one small car to be parked.

The upper parts to each property consist of self-contained two bedroom flats one in 258 and one in 260 each set over 2 floors. The flat within 258 is currently let, the flat within 260 is vacant, both flats will benefit from redecorating/refurbishment.

*Please note that the access to the flat within 260 is via the access lobby within 258, meaning that the properties need to be purchased as a pair.

APPROXIMATE FLOOR AREAS

258 High Street (toilet to shop is external)

Shop

Shop Area	289 ft ²	(26.8 m ²)
Rear Office	112 ft ²	(10.46 m ²)
Kitchenette	87 ft ²	(8.10 m ²)

Total	488 ft²	(45.36 m²)
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258A (Flat)

Rooms excluding hallways/stairs	525 ft²	(48.8 m²)
Total Area	1,013 ft²	(94.16 m²)

APPROXIMATE FLOOR AREAS

260 High Street

Shop

Shop Area	349 ft ²	(32.42 m ²)
Rear Office/Kitchen	150 ft ²	(13.92 m ²)
Rear External Store	150 ft ²	(13.98 m ²)

Total Area	649 ft²	(60.32 m²)
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258A (Flat)

Rooms excluding hallways/stairs	490 ft	(45.9 m²)
Total Area	1,139 ft²	(106.22 m²)

RENTS

258 & 258A

The lock-up shop 258 is let on a licence arrangement for £725 pcm (£8,700 pax).

258A is let for £890 pcm (£10,680 pa), this we understand is a rolling tenancy where the tenant can serve one month's notice.

Total Income £19,380 per annum.

260 & 260A

The lock-up shop 260 the tenant is about to sign a new 3 year lease at a rent of £10,000 pax (new rent starting from the June quarter day), we understand that the tenant will be able to serve 6 month's notice to break the lease.

260A is vacant, but was previously let for £870 pcm (£10,440 pa).

Potential income based on the previous flat rent of £20,440 per annum.

PRICE

For both properties a figure of £500,000.

VAT

We understand from our clients that the buildings are not elected for VAT.

BUSINESS RATES

258 the shop has a Rateable Value of £4,300.

260 the shop has a Rateable Value of £5,300.

Both flats have a council tax band A rating.

ENERGY PERFORMANCE CERTIFICATES

258 - Shop



258A - Flat



260 - Shop



260A - Flat



LEGAL COSTS

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

FURTHER PICTURES

More detailed pictures of the shops/flats on request.

FURTHER INFORMATION

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