

PROMINENT END TERRACE LOCK-UP SHOP SET WITHIN A BUSY LOCAL SHOPPING PARADE

FREEHOLD FOR SALE

530 ft² (49.29 m²)

**316 FERNHILL ROAD, FARNBOROUGH,
HAMPSHIRE, GU14 9EE**



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- ▶ **Prominent Retail Unit plus a Detached Garage**
- ▶ **Class E Use**
- ▶ **Busy Road Location Adjacent to Co-op Local Store**
- ▶ **Strong Local Residential Location**
- ▶ **Located on local bus routes**

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LOCATION

The property is located within the North end of Fernhill Road, which is a busy road, This area is known for it's quick and easy routes onto The Blackwater Valley Relief Road (A331) via Hawley Lane serving both the M3 and A31.



Farnborough's Main Line Station (London Waterloo's fast train approximately 34 minutes) is located to the North of the Farnborough Town Centre within an approximate 10-12 minute drive.

The premises are situated within this busy parade of shops and with a Co-op local store adjacent to it which attracts much of the local shopping/shoppers within this local conurbation.

DESCRIPTION

The property to be let comprises a Retail Lock-Up Shop within a prominent and busy shopping parade. Currently the shop has various demountable partition erected forming a private office/room and large kitchen, but the layout can be easily changed to suit an occupier's own use. The unit has a rear pedestrian access, and the toilet is contained within a rear covered lobby (understairs).



ACCOMMODATION

Shop approximate measurements and floor areas:-

Shop Net Frontage	17' 3' ft	(5.3 m)
Shop Depth	30' 4' ft	(9.3 m)
Total Area	530 ft²	(49.29 m²)



FOR SALE The freehold interest of the shop is for sale for “Offers in the region of £220,000” which includes a single detached garage and subject to the ground lease interest of the upper floor flat.

VAT We understand from our client that the property has not been elected for VAT.



*Picture showing garage belonging to the shop, please note it is the garage only, it does not include the land immediately around the structure.

BUSINESS RATES

A rateable value of £8,600 which equates to rates payable of approximately £4,291.40. **HOWEVER, IF THIS PROPERTY IS TO BE YOUR ONLY COMMERCIAL PREMISES, THEN YOU WILL BE ENTITLED TO 100% BUSINESS RATES RELIEF UNDER THE PROVISIONS OF THE SMALL BUSINESS RATES RELIEF SCHEME...** but we advise interested parties to make their own enquiries with Rushmoor Borough Council on 01252 398398.

ENERGY PERFORMANCE CERTIFICATE (EPC)

51-75

C

63 C

VIEWING

Strictly by appointment with the **Sole Agent:**

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