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## COMMERCIAL/RESIDENTIAL INVESTMENT OPPORTUNITY

*with*

## PLANNING PERMISSION for further DEVELOPMENT

*Suitable for Developers, Speculators, Builders and Investors*

## FOR SALE FREEHOLD



**167-169 ASH HILL ROAD • ASH VALE • SURREY GU12 5DW**

### LOCATION:

The subject property is situated in central Ash Vale, a small urban settlement located to the north east of Farnham, south of Farnborough and towards the east of Aldershot

Ash Vale Village centre provides a good range of shopping facilities and amenities. Farnborough, Farnham and Aldershot are the closest major towns and are all located between 3-4 miles distant. All of which provide a comprehensive range of shopping facilities and amenities whilst there are additional out of town Super Stores closeby.

Guildford is approximately 7 miles to the east of the property and can be accessed by via the A31 (Hogs Bank) and hence the A3 (London to Portsmouth Road) access to the M25 and hence the national motorway network is available at Junction 10 (Wisley) approximately 6 miles to the north of Guildford.

There is a rail service from Ash Station which provides a commuter serviced to Guildford where a more regular service to London (Waterloo in approximately 45 minutes) is available. Both Heathrow and Gatwick airports are within easy reach.

### DESCRIPTION:

The subject property essentially comprises two 'lots'.

The first 'lot' comprises two former Victorian houses which have subsequently been divided to provide two ground floor shops/offices with a single flat above with separate access afforded to the rear. The property is of brick construction beneath a gable ended concrete tiled roof.

Internally the ground floor (No. 167 left when facing) comprises ground floor retail accommodation and ancillary stores whilst number 169 Ash Hill Road comprises smaller ground floor accommodation again with ancillary stores to the rear.

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## 167-169 ASH HILL ROAD • ASH VALE • SURREY GU12 5DW

**DESCRIPTION (Cnt'd):** The first floor flat is arranged to provide kitchen, bathroom, lounge and two bedrooms. To the rear of the property with access afforded via a side driveway is a brick built workshop beneath a pitched and corrugated asbestos roof which until fairly recently was used as a joinery/workshop.

**ACCOMMODATION:** [all areas are gross and approx.]

**167 Ash Hill Road**

Ground floor sales and ancillary offices 400 sq ft approx.

**169 Ash Hill Road**

Ground floor sales and ancillary offices 350 sq ft approx.

**169a - First floor flat**

First floor double glazed flat comprising kitchen, lounge, bathroom and 2 x Bedrooms

**Workshop** [with Planning Permission for development] 1000 sq ft approx.

Outside courtyard parking for 2/3 vehicles

**PLANNING:**

Historically the site and more particularly the rear section has been used as a joinery/workshop and bakery; currently the property is vacant and has been so since February 2002. More recently Full Planning Consent was granted for the erection of a two storey and single storey building comprising workshop unit at ground floor level and a one bedroom flat at first floor level following demolition of the existing workshop unit. Consent was obtained on 6 January 2006, Planning Reference number 05/P02050. A copy of the Decision Notice is available upon request.

**LEASE DETAILS:**

**167 Ash Hill Road** - is currently let to Mr P Harrison T/A 'A T Signs' on a Lease dated 7 February 2005 for an 11 year period starting on 15 February 2005 and ending on 15 February 2016. The current Rental is £6000.00 per annum exclusive and is payable in equal monthly instalments. The Lease provides for the Rent to be increased every 3 years.

**169 Ash Hill Road** - is presently let to Marspares Services Ltd., on a Lease dated 8 November 2002 for a period starting on 4 November 2002 and ending on 4 November 2007, which has now been renewed for a further 5 years. The current Rental is £6675.00 per annum and again is subject to Rent Review every 3 years.

**169a Ash Hill Road** - is presently let on an Assured Shorthold Tenancy since April 2005 to Mr Christopher Douglas and is currently let for a further period of one year from 3 April 2007 until 3 April 2008 at a Rental of £650.00 exclusive per calendar month.

**The total income = £20,475.00 per annum.**

**PRICE:**

Offers in the region of **£500,000.00** Freehold subject to the tenancies as described

**VAT:**

There is no VAT Payable.

**RATES:**

[see also: [www.voa.gov.uk](http://www.voa.gov.uk)]

Rateable Values :

<i>167 Ash Hill Road</i>	<i>169 Ash Hill Road</i>	<i>169a Ash Hill Road</i>
<b>£5,700.00</b> Shop and Premises	<b>£2,800.00</b> Shop and Premises	<b>Band 'C'</b>

**LEGAL COSTS:**

Each party to bear their own legal costs.

**VIEWING:**

Strictly by prior appointment through the **Sole Agents:-**

**Contact:**

Andrew Russell

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**NOTE:**

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