

Camberley

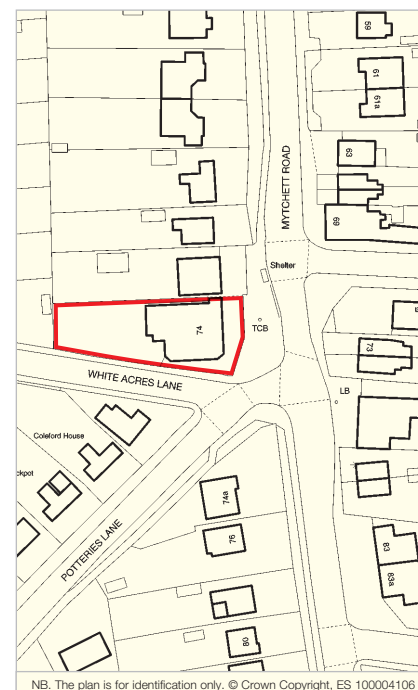
74 Mytchett Road

Mytchett

Surrey

GU16 6EZ

- **Freehold Shop Investment**
 - Situated in densely populated residential area
 - Future redevelopment potential (subject to consent)
 - Lease expiry 2020
 - No VAT applicable
 - Current Rent Reserved
- £30,000 pa**



Tenure

Freehold.

Location

Mytchett is a suburban village of Farnborough, which is a town based midway between Camberley and Aldershot. The town is situated just off the A331 which leads onto the M3 Motorway, leading towards London (35 miles) and Basingstoke (20 miles). Mytchett is served by London rail services.

The property is situated at the north end of Mytchett Road on a prominent corner position with Whiteacres Road and Poteries Lane.

Occupiers close by include many local suppliers.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop, presently trading as a bath and kitchen showroom, with an office and storage to the rear. The first floor comprises a further sales area to the rear and a flat to the front. The property benefits from a large parking area to the rear, which is accessed from Whiteacres Road.

The property provides the following accommodation and dimensions:

Gross Frontage	14.45 m	(47' 5")
Net Frontage	10.00 m	(32' 9")
Return Frontage	14.05 m	(46' 2")
Ground Floor Sales	154 sq m	(1,658 sq ft)
Ground Floor Storage/Office	31 sq m	(334 sq ft)
First Floor Showroom	23.65 sq m	(255 sq ft)
First Floor Flat – Three Rooms, Kitchen, Bathroom, Utility		

Tenancy

The entire property is at present let to B GRAY and J SMYTH for a term of 10 years from 30th June 2010 at a current rent of £30,000 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

Planning

The rear car park may be suitable for future development subject to necessary consent. All enquiries should be made with the local planning authority.

Local Planning Authority: Surrey Heath Borough Council.

Web: www.surreyheath.gov.uk

Tel: 01276 707100.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 51 Band C (Copy available on website).