

Farnham

Rushmoor Garage

Tilford Road

Rushmoor

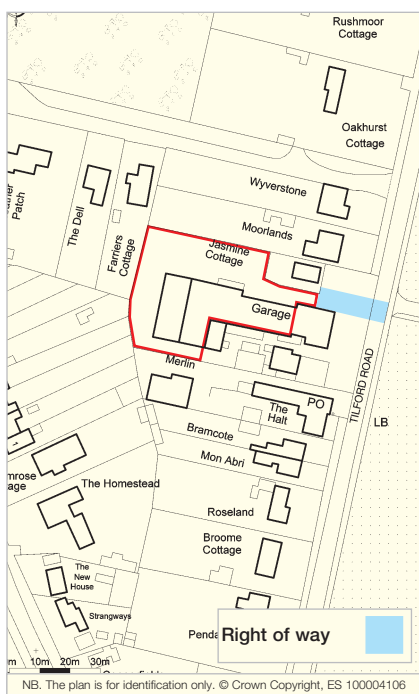
Surrey

GU10 2EP

- **Freehold Garage/Workshop Investment**
- Comprising 477 sq m (5,134 sq ft) garage/workshop and offices plus 186.50 sq m (2,007 sq ft) paintshop
- On-site parking for approximately 27 cars
- 0.174 hectares (0.431 acres) site
- Rent Reviews from 2013
- Total Current Rents Reserved

£60,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Rushmoor is located midway between Farnham and Hindhead on Tilford Road which runs south off the A31 at Farnham, 4 miles to the north. The property is situated on the west side of Tilford Road to the north of Sandy Lane in the heart of the village. Occupiers close by include a Post Office and a number of local traders.

Description
The property is arranged on ground and part first floor to provide a ground floor garage/workshop with twin sliding doors, a single storey office building and two workshop units (1 & 2) each of which has a roller shutter door. The paintshop has twin sliding doors and first floor storage above. The property has a site area of approximately 0.174 hectares (0.431 acres) and provides on-site parking for approximately 27 cars.

VAT
VAT is applicable to this lot.

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

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 105 Farnham**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Garage/ Workshop	J & D Drew	Ground Floor Workshop	10 years from 01.01.2011 Rent review and Tenant's option to break in the 5th year IR & I	£42,000 p.a.	Rent Review 2016
		Ground Floor Offices			
		Units 1 & 2			
		Total			
Paintshop	C J White	Ground Floor	10 years from 25.03.2008 Rent reviews 25.03.2010 and every 3rd year thereafter IR & I	£18,000 p.a.	Rent Review 2013
		First Floor			
		Total			
Car Parking Spaces	Cambridge Garage (Farnborough) Ltd	Car Parking Spaces at Tilford Road	99 years from 25.03.2006	Peppercorn	Reversion 2105

NB: Floor Areas are Gross Internal.

Total £60,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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