

# Aldershot

## 284/286 Lower Farnham Road Hampshire GU11 3RD

- Freehold Convenience Store and Residential Investment
- Prominent corner position
- Shop and 1 flat let to One Stop Stores Ltd
- Rent Review 2020
- Total Current Rents Reserved

**£17,750 pa**  
plus vacant possession of 1 x three bedroom flat

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Aldershot, with a population of 50,000, is located 2 miles south of Farnborough and 10 miles west of Guildford on the Surrey/Hampshire border. The town benefits from excellent communications, with the A331 providing a rapid link to the M3 Motorway (Junction 4) 6 miles to the north and the A31 immediately to the south. Lower Farnham Road runs off the A323 and the property is situated about 1.5 miles south of the town centre, at the junction with Boxalls Lane. The property forms part of a small parade of shops, serving a densely populated residential area. Lloyds Pharmacy are also represented in the parade.

## Description

The property is arranged on ground and one upper floor to provide a convenience store having sales and storage to ground floor and a self-contained flat over, access being from the side. Also on the first floor is a further flat, which is currently vacant, having access from the front. Parking is available on a shared forecourt, and there is also a garden area to the rear, not demised to the shop lessee.

## VAT

VAT is not applicable to this lot.

## Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

| No.           | Present Lessee              | Accommodation   | Lease Terms  | Current Rent £ p.a. | Next Review/ Reversion |
|---------------|-----------------------------|---|--|---------------------|------------------------|
| Shop          | One Stop Stores Limited (1) | Internal Width 9.44 m (30' 11")<br>Max Shop & Built Depth 15.97 m (52' 4")<br>Sales 112.00 sq m (1,205 sq ft)<br>Stores 25.50 sq m (275 sq ft)<br>First Floor Flat – 3 Rooms, Kitchen, Bathroom | 15 years from 24.06.2015<br>Rent review every 5th year<br>Tenant break option after 10 years<br>FR & I | £17,750 p.a.        | Rent Review 2020       |
| Flat & Garden | Vacant                      | First Floor Flat – 4 Rooms, Kitchen, Bathroom   | –  | –                   | –                      |

(1) For the year ended 28th February 2015, One Stop Stores Limited reported a turnover of £924.5m, a pre-tax profit of £10.19m and a net worth of £161m. (Source: Experian 20.04.2016.)

**Total £17,750 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

**Seller's Solicitor** D York Esq, Herrington Carmichael. Tel: 01276 686222 e-mail: [daniel.york@herrington-carmichael.com](mailto:daniel.york@herrington-carmichael.com)  
**Joint Auctioneer** Keith Harpley Esq, London Clancy. Tel: 01276 682055 e-mail: [keithharpley@londonclancy.co.uk](mailto:keithharpley@londonclancy.co.uk)