



**Tenure**  
Freehold.

**Location**  
The town of Bordon is located in Hampshire and is some 5 miles north-west of Liphook and 8.5 miles south-west of Farnham. The A325, High Street, passes through the town and connects with the A3 a short distance to the south of the town. The nearest railway station is situated in Liphook from where regular services to London Waterloo operate. The property is situated on the south side of Chalet Hill close to its junction with Somerset Avenue, a short distance to the east of High Street. Occupiers close by include Coral, Job Centre, Dominos and a number of local traders.

**Description**  
The property is arranged on ground and one upper floor to provide a ground floor shop unit currently trading as a hair salon. At first floor level is further accommodation which is separately accessed from Somerset Avenue. In addition, there are 4 car parking spaces to the rear, 2 of which are demised to the shop tenant.

**Planning (1)**  
The property benefits from approved planning permission for 'first and second floor extensions to form two x one bedroom flats including a roof terrace to front (as amended by plan received on 16/12/2011)'. Permission was granted on 22nd December 2011 (Ref: 24080/010). [www.easthants.gov.uk](http://www.easthants.gov.uk)

**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.

**Viewings**  
Please e-mail your viewing request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk). In the subject box of your e-mail, please ensure that you enter **Lot 139 Bordon**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
20 Ground Floor	Individuals (Hair Salon)	Gross Frontage 5.15 m Net Frontage 5.0 m Shop & Built Depth (Max) 16.2 m	(16' 10") (16' 5") (53' 2")	10 years from 15.02.2012 Rent review every 3 years (RPI linked) (2) (3) FR & I by way of service charge	£12,000 p.a.  Rent Review 2015
20A First Floor	Individual	One Room, Kitchen and Bathroom Not inspected by Allstop LLP. Information provided by Vendor	6 month Assured Shorthold Tenancy from 04.01.2013	£6,240 p.a. (annualised)	Reversion 2013

(2) There is a tenant option to break on 1st March 2017.  
(3) Six months rent deposit is held.

**Total £18,240 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** I Farrer Esq, PGS Law LLP. Tel: 0191 456 0281 Fax: 0191 455 7387 e-mail: [iwf@pgslaw.co.uk](mailto:iwf@pgslaw.co.uk)  
**Joint Auctioneer** C Lock Esq, Wadham & Isherwood. Tel: (01252) 710822 Fax: (01252) 715707 e-mail: [chris@wandi.co.uk](mailto:chris@wandi.co.uk)

## Bordon

### 20/20A Chalet Hill Hampshire GU35 0TQ

- **Freehold Shop Investment**
- Shop and self-contained accommodation above
- Planning consent for development (1)
- VAT is not applicable
- Shop Rent Review 2015
- Total Current Rents Reserved

**£18,240 pa**

**SIX WEEK COMPLETION  
AVAILABLE**

