

**Retail unit with flat above
in established trading location**

FOR SALE - FREEHOLD



26 Camp Road, Farnborough, GU14 6EW

- Good trading location in Camp Road
- Retail unit, with large store / garage at rear
- Vehicular access to store from Peabody Road car park
- Modern and spacious one-bedroom flat above
- Rarely available freehold

01252 545848

1 Alexandra Road ■ Farnborough
Hampshire ■ GU14 6BU

LOCATION

The property is located in a central position in Camp Road, being the principal retail position in North Camp, in close proximity to Boots the Chemist, Mailboxes, Post Office etc.

DESCRIPTION

The property comprises a two-storey terrace building of traditional construction, comprising a ground floor retail unit, with large store to the rear, together with a modernised one-bedroom flat above, for which there is both internal access, and a separate access from the rear of the property.

The building has generally been maintained in good condition, and the property has a new roof. In addition, the building has a gas central heating system, and extensive security fittings throughout.

There is access to the rear store / garage from the Peabody Road car park, permitting deliveries with ease from the rear.

ACCOMMODATION

Ground Floor

Front retail area	232 sq ft	21.58 sq m
Rear retail / office	136 sq ft	12.68 sq m
Rear room	76 sq ft	7.07 sq m
Store / Garage	468 sq ft	43.51 sq m

WC

First Floor

Kitchen (modern fitted)	2.0m x 3.9m
Bathroom / WC (modern fitted)	2.2m x 2.0m
Living Room	4.1m x 4.6m

Second Floor

Bedroom	4.0m x 4.5m
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The unit has been measured in accordance with the RICS Code of Measuring Practice (5th Edition)

TERMS

For sale freehold.

PRICE

£295,000.

RATES

Rateable Value 2005	£4,100
Uniform Business Rate 2006 / 07	43.3p / £
Rates payable	£1,743.76

For confirmation of rates payable please contact Rushmoor Borough Council on 01252 398398

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party to pay their own legal costs arising out of the transaction.

VIEWING

Strictly by appointment only through the sole agents:

Neil Hockley – HOLLIS HOCKLEY Tel: 01252 545848 Fax: 01252 373350 Email: nph@hollishockley.co.uk

Tim Crighton – HOLLIS HOCKLEY Tel: 01252 545848 Fax: 01252 373350 Email: tsc@hollishockley.co.uk

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26 Camp Road, Farnborough, Hampshire

