

PROPERTY DETAILS

OFFICE
FREEHOLD FOR SALE / MAY LET

Location:	ALDRERSHOT, HANTS
Property:	Warwick House, Church Lane East, GU11 3ST
Size:	5,602 Sq Ft (519 Sq M)



Key Features

- **Period Self Contained Office Building**
- **32 Car Parking Spaces**
- **Central Heating**
- **Development Potential**
- **Period Features**
- **No Empty Business Rates Payable**

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

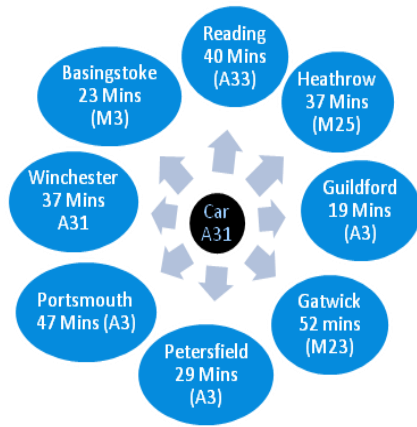
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Location



- Surrey / Hampshire borders
- Commuter belt
- District population 600,000 within 20 km
- Town Centre location
- Traditional market town retail facilities
- Independent and multiple restaurants and leisure
- London Waterloo 52 minutes every half hour
- Connecting to Gatwick and Reading

Description

The property comprises a detached Grade II listed office building forming part of a larger estate including parking at the front and rear.

- 32 car spaces on approx 1/3 acre site TBC
- Central heating
- Periods Features
- Storage cellar
- Alarmed
- Ample facilities

Floor Areas (NIA)

	Sq m	Sq Ft
2nd Floor	91	986
1st Floor	169	1822
Gnd Floor	199	2144
Bmt	60	650
TOTAL	519	5602

Car Parking

The property has 32 car parking spaces.

Price

Freehold offers are invited in the region of £550,000

Rent

The property may be available to rent at a commencing rental of £25,000 pa per annum rising to £50,000 pa exclusive of all other outgoings (and VAT if applicable)

Outgoings

All utilities are the responsibility of the tenant. The cost of buildings insurance, water rates, cleaning, maintenance and refuse charges etc.

Viewing

Strictly by appointment through sole agents Contact Warren Traynor.

Business Rates

The Valuation Office <http://www.voa.gov.uk> indicates a Rateable Value (RV): £35000. The UBR (2009/2010) is 0.485. Normal rates payments = RV x UBR. Exceptions occur due to:

- transitional relief and / or
- small business relief (normally where RV < £10,000)

Rates generally rise annually according to inflation. Contact Rushmoor for more information.

Costs

Each party to bear their own costs.



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