Rushmoor Garage, Tilford Road, Rushmoor, Farnham, Surrey, GU10 2EP

Unconditional Online Auction Sale | Guide Price* : £475,000+ | Bedrooms: 0



Description

• Three adjoining industrial / warehouse units
• Potential for Motor Trade use
• Three phase power
• Ample on site parking
• Semi-rural location with close access to the A3
• Total GIA 5,154 sq ft (478.82 sq m)

The buildings comprise three adjoining industrial/warehouse buildings situated in a semi-rural location on the outskirts of Tilford.

Unit 1 is of standard portal frame construction with brick/block and steel cladding to the external elevations. The unit is accessed via a large double sliding door. Internally, the accommodation benefits from solid concrete flooring, strip lighting, and roof lights. To the front of the unit there is a self-contained office which includes one WC.

Units 2 and 3 are of brick/block construction under a flat roof and are accessed via manual roller shutter doors. Internally, both units benefit from solid concrete flooring and strip lighting. Each unit is also served by a single WC.

Externally, the site provides ample space for parking for both staff and visitors.

The accommodation comprises the following areas measured on a gross internal area basis:

Unit - 1 3,452sq ft / 320.70sq m
Unit - 2 767sq ft / 71.26sq m
Unit - 3 935sq ft / 86.86sq m
Total - 5,154sq ft / 478.82sq m

Tenure

Freehold with vacant possession

Location

The property is situated off Tilford Road, approximately 4 miles south of Farnham and around 7 miles from Hindhead. The location offers good connectivity, with the A3 easily accessible via the A31 and A331 providing fast links to the M3 and wider motorway network.

Farnham mainline railway station is approximately a 10-minute drive away, offering regular services to London Waterloo with a journey time of around 55 minutes.

VAT

We understand the property is elected for VAT and therefore VAT should be payable on the purchase price.

Auctioneer's Note

The successful bidder will pay a buyer's contract fee on exchange of contracts of:
£900 including VAT for purchases upto and including £100,000.
£1,500 including VAT for purchases of £101,000 to £300,000.
£2,100 including VAT for purchases of £301,000 and above.
This fee is only payable by the successful bidder.

Outgoings

Rates Payable: £20,952 per annum, According to 2026 valuation
Rateable Value: £48,500

Vendors Solicitor

Anthony Wilson
twilson@ashleywilson.co.uk
07423 457788

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Legal Documents

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Guide to Buying at Auction

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* Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation, i.e. 'The Reserve'. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

IMPORTANT: Cheffins would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

The Reserve price will remain confidential between the seller and the auctioneer.

Fees: The guide price excludes any additional fees that the purchaser may incur, to include, but not limited to, Buyers Contract fee, Stamp Duty Land Tax, VAT, legal and search fees etc. Please refer to relevant Auction Legal Packs for details.

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