

683 sq ft / 60 sq m

**Retail unit, with rear store / workshop
and two-storey offices (previously residential)
with rear access**

FOR SALE FREEHOLD



28 Alexandra Road, Farnborough, Hampshire GU14 6DA

- **Prominent retail frontage to Alexandra Road**
- **Two storey upper part (previously 2 bedroom maisonette)**
- **Rear workshop / store, with rear loading access**
- **Rarely available freehold opportunity**

01252 545848

1 Alexandra Road ■ Farnborough
Hampshire ■ GU14 6BU

LOCATION

The property is located in a prominent trading position at the southern end of Alexandra Road, close to its junction with Lynchford Road, thus providing easy access to both the A331 Blackwater Valley Relief Road / M3 / A31.

Local shopping and banking facilities are within a short walk in North Camp, with North Camp BR station (Reading / Gatwick) within a short drive, and Farnborough main line BR station (Southampton / Waterloo) within a 5 minute drive.

DESCRIPTION

A three storey end of terrace building, of traditional construction, and offering a ground floor retail unit, with rear workshop / storage building. This building has rear loading access.

The upper floors are utilised as offices, but have previously been utilised as residential accommodation.

There are WC and kitchenette facilities to both the ground and upper floors.

The ground floor of the property is generally presented in fair order, but some general improvements / updating are required to the upper floors.

ACCOMMODATION

Ground floor

Retail / office	383 sq ft	35.58 sq m
Rear workshop / store	300 sq ft	27 sq m

Kitchenette

First floor

Office 1	199 sq ft	18.48 sq m
Office 2	74 sq ft	6.87 sq m

Kitchenette

Second floor

Office 3	117 sq ft	10.86 sq m
Office 4	70 sq ft	6.50 sq m

WC

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition)

TERMS

For sale freehold

PRICE

£325,000

RATES

Rateable Value	£11,250
Uniform Business Rate 2017/18	47.9p / £
Rates payable	£5,388.75

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

TIMING

Vacant possession can be provided at relatively short notice, subject to legal formalities.

LEGAL COSTS

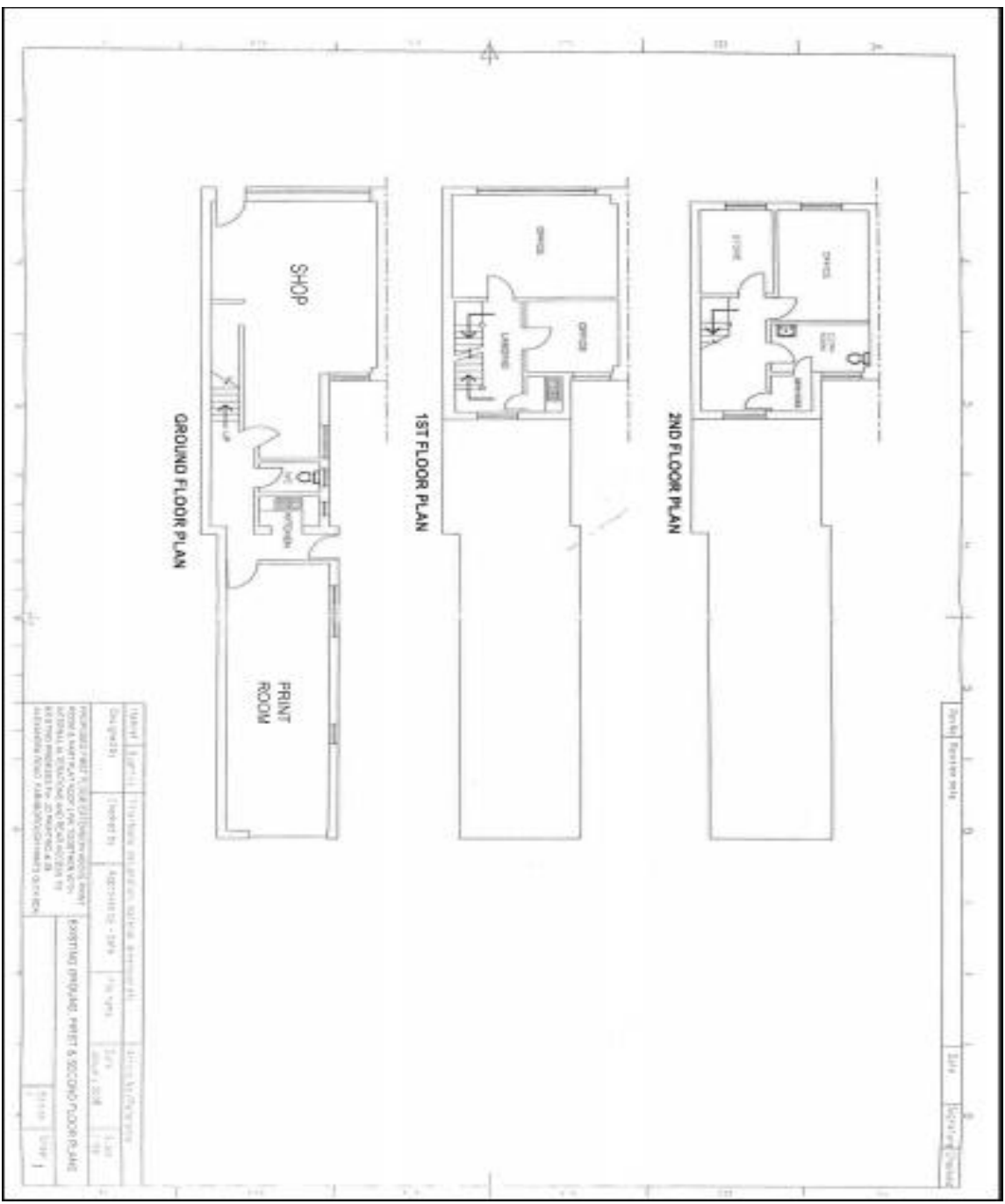
Each party to pay their own legal costs arising out of the transaction.

VIEWING

Strictly by appointment only through the sole agents:

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

MISREPRESENTATION ACT 1967: These particulars are for guidance only and do not form part of any contract, nor can their accuracy be guaranteed.
FINANCE ACT 1989: Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. SERVICES: The Agents have not tested any of the mechanical, electrical or other service installations, and any occupier must satisfy themselves independently as to the state and condition of such services.



Client:	University of California, San Diego	Project No.:	UCSD-100-001
Contract No.:	UCSD-100-001	Scale:	1/8" = 1'-0"
Contractor:	URS Corporation	Sheet No.:	100-001-01
Architect:	HOK Inc.	Date:	10/1/00
Engineer:	URS Corporation	Project Name:	UCSD-100-001
Interior Designer:	HOK Inc.	Project Location:	UCSD, San Diego, CA
MEP Engineer:	HOK Inc.	Project Description:	UCSD-100-001
Structural Engineer:	HOK Inc.	Project Status:	Final
Electrical Engineer:	HOK Inc.	Project Type:	Building
Plumbing Engineer:	HOK Inc.	Project Phase:	Final
Mechanical Engineer:	HOK Inc.	Project Budget:	\$10,000,000
Environmental Engineer:	HOK Inc.	Project Risk:	Low
Health & Safety Engineer:	HOK Inc.	Project Complexity:	Medium
Acoustic Engineer:	HOK Inc.	Project Duration:	18 Months
Energy Efficiency Engineer:	HOK Inc.	Project Start Date:	10/1/00
Commissioning Agent:	HOK Inc.	Project End Date:	1/31/01
Owner:	University of California, San Diego	Project Manager:	John Doe
Architect:	HOK Inc.	Project Director:	Jane Smith
Engineer:	URS Corporation	Project Sponsor:	Bob Johnson
Interior Designer:	HOK Inc.	Project Stakeholder:	Alice Brown
MEP Engineer:	HOK Inc.	Project Contact:	Charlie White
Structural Engineer:	HOK Inc.	Project Phone:	(619) 594-1000
Electrical Engineer:	HOK Inc.	Project Email:	ucsd@hok.com
Plumbing Engineer:	HOK Inc.	Project Website:	www.ucsd.edu
Mechanical Engineer:	HOK Inc.	Project Address:	UCSD, San Diego, CA 92161
Environmental Engineer:	HOK Inc.	Project Coordinates:	32.7359° N, 117.1311° W
Health & Safety Engineer:	HOK Inc.	Project Elevation:	1625 ft
Acoustic Engineer:	HOK Inc.	Project Area:	100,000 sq ft
Energy Efficiency Engineer:	HOK Inc.	Project Volume:	1,000,000 cu ft
Commissioning Agent:	HOK Inc.	Project Perimeter:	1,000 ft