



**17 Union Street**  
Aldershot, GU11 1EP

## **SUBSTANTIAL MIXED USE RESIDENTIAL / COMMERCIAL / RESTAURANT INVESTMENT FOR SALE - FREEHOLD**

**4,517 to 7,736 sq ft**  
(419.64 to 718.70 sq m)

- Attractive Gross Yield 8.4% GIY
- Ground floor (UNDER OFFER) to chicken restaurant / take away operator with over 150 branches
- Unbroken 20 year lease at £38k pax is agreed - 'STC'
- Includes 6 one-bedroom apartments
- 6 residential flats generating gross income of £63,300

01256 840777

[www.bdt.uk.com](http://www.bdt.uk.com)

# 17 Union Street, Aldershot, GU11 1EP

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 4,517 to 7,736 sq ft               |
| Price          | Offers in the region of £1,200,000 |
| Rateable Value | £35,000<br>Commercial              |
| Service Charge | TBC                                |
| VAT            | Applicable                         |
| EPC Rating     | D (98)                             |

## Council Tax

Residential units - Band A

## Description

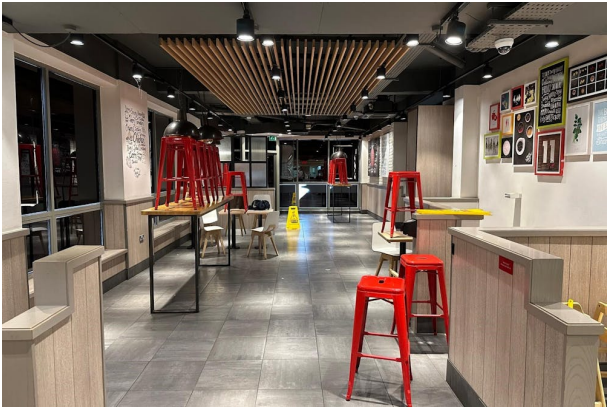
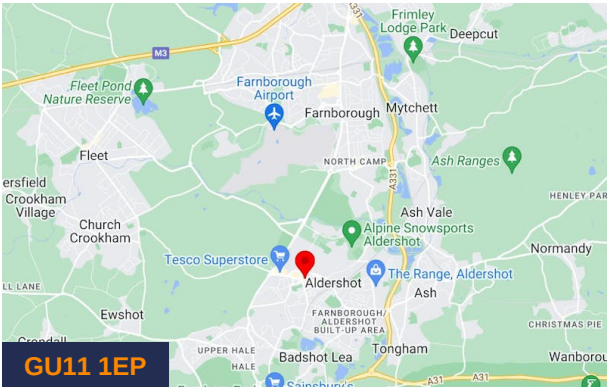
The property is situated in a prominent corner location on the pedestrianised Union Street, with a return frontage leading down to Cross Street, which in turn leads into Victoria Road. The premises are extremely well fitted, and has been trading as a KFC restaurant and takeaway for many years. There is a rear service door for deliveries. The unit benefits from a basement which provides further ancillary / storage / preparation areas, and there are separately accessible customer WC's, together with a staircase leading from the restaurant/dining area. The premises include 6 one-bedroom residential apartments at first and second floors which are fully let and managed on AST's ranging from 42 sq m up to 57 sq m with a separate, self-contained access via the rear.

## Accommodation

| Name                                                   | sq ft | sq m   |
|--------------------------------------------------------|-------|--------|
| Basement - Food preparation/storage (exc customer WCs) | 2,104 | 195.47 |
| Ground - Restaurant/Kitchen/Storage/Customer WCs       | 2,413 | 224.18 |
| Unit - TOTAL COMMERCIAL                                | 4,517 | 419.64 |
| Unit - Flat 1                                          | 581   | 53.98  |
| Unit - Flat 2                                          | 495   | 45.99  |
| Unit - Flat 3                                          | 463   | 43.01  |
| Unit - Flat 4                                          | 614   | 57.04  |
| Unit - Flat 5                                          | 452   | 41.99  |
| Unit - Flat 6                                          | 614   | 57.04  |
| Unit - TOTAL RESIDENTIAL                               | 3,219 | 299.05 |

## Location

Aldershot is a popular commuter town within North Hampshire, approximately 32 miles south west of London. The property is located along Union Street, which is deemed as the most prime trading location in the town centre, and links into the main Wellington Shopping Centre. There are regular services to London via Aldershot station, which is a short 5 minute walk. ion Street is undergoing significant regeneration with Union Yard providing a joint venture with Rushmoor Borough Council. The scheme will provide 128 student accommodation block, 82 1 & 2 bedroom apartments, affordable homes, and 12 retail/commercial units. Nearby occupiers include BHF, McDonalds, CEX, Pepa's, Costa Coffee, Greggs, Lidl, Savers and various other local independent retailers and restaurants. The premises are situated within close proximity to the Wellington Street Shopping Centre and Union Street entrance, which also provides multi-storey car parking.



## Viewing & Further Information



**Russell Ware**  
01256 840777 | 07747 846422  
Russell.Ware@bdt.uk.com



**Andy Gibbs**  
01256 840777 | 07766 951719  
andy.gibbs@bdt.uk.com

### Alan Dolman (Bridges Group)

01252 788101  
adolman@bridges.co.uk

**Tenancies**

The Premises will be fully income producing reflecting a total income stream of £101,300 pax, once the ground floor and basement letting completes. A Tenancy Schedule showing the new proposed lease terms for the commercial and AST's is available upon request. We understand that there is some reversion on the residential apartments with potential to increase the rental income stream to reflect a total of £66,000 pa (ERV) reflecting a £104,000 pa.

**Covenant**

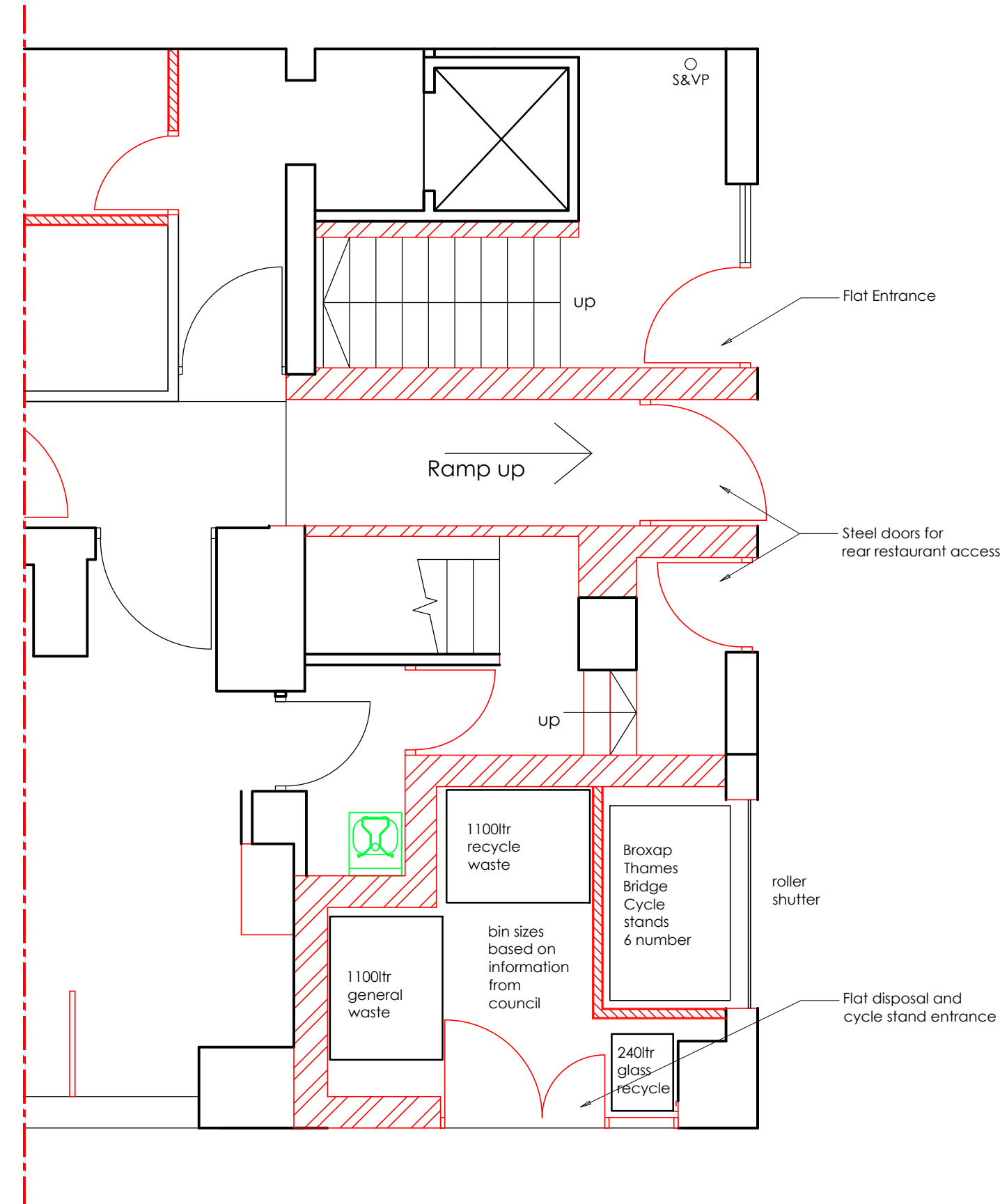
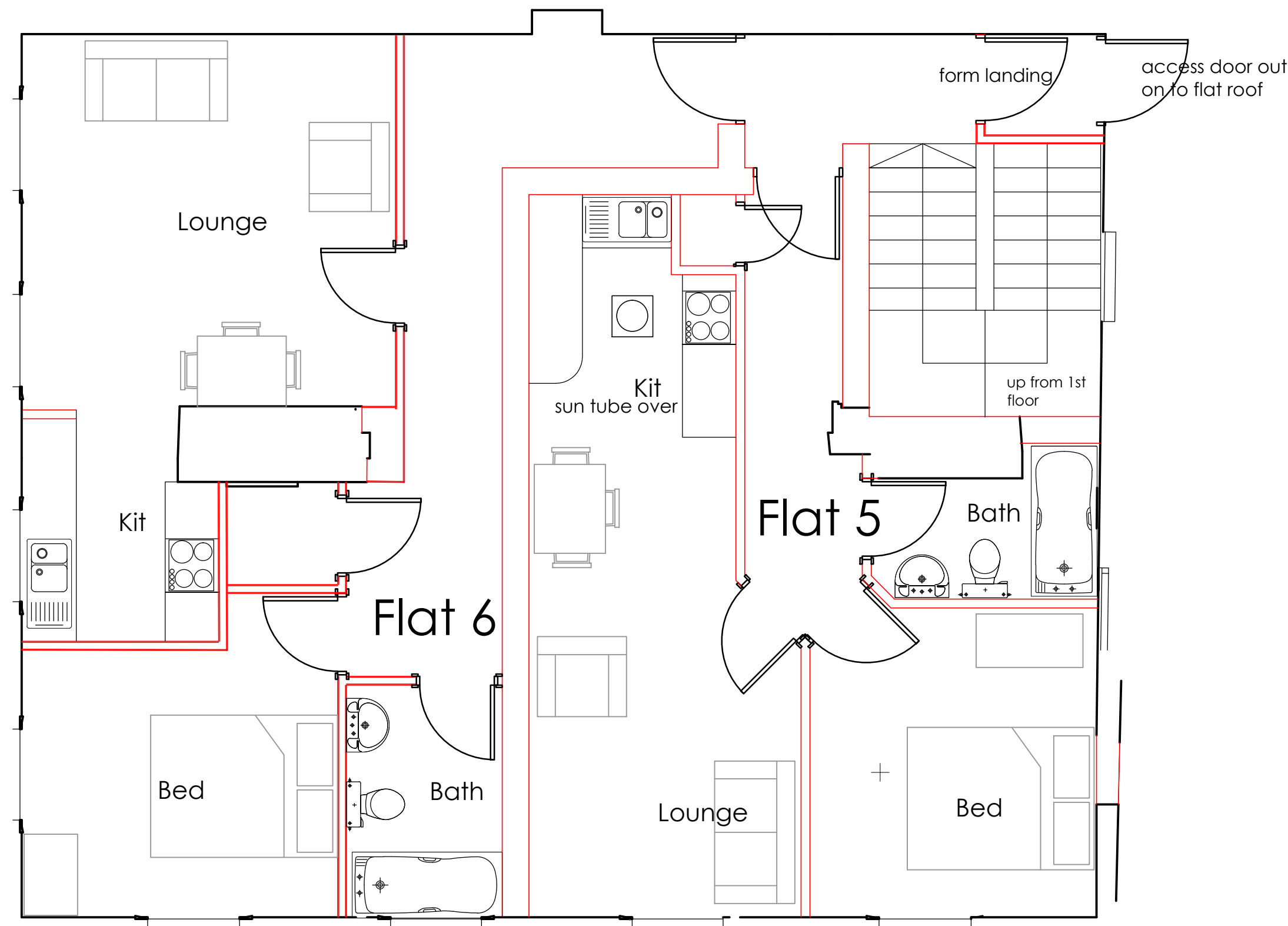
The six residential apartments are let to private individuals. The ground floor and basement is under offer to an established hot food restaurant/takeaway operator with a significant financial track record. Further details are available upon application.

**Viewings**

By strict appointment through the sole joint agents.

**Terms**

Freehold investment sale reflecting an 8.4% GIY, upon completion of the letting of the ground floor and basement



## Second floor plan

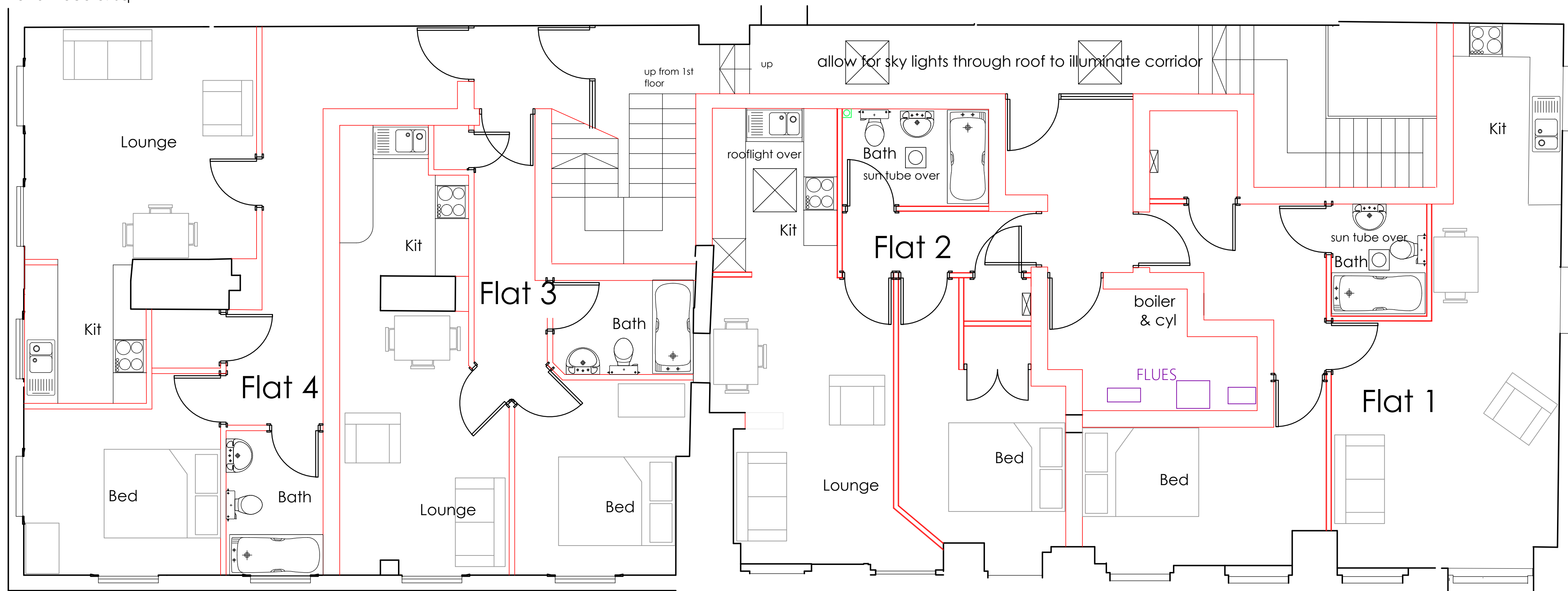
Flat internal areas

Note

Flat 1 1 bed 54sqm  
Flat 2 1 bed 46sqm  
Flat 3 1 bed 43sqm  
Flat 4 1 bed 57sqm  
Flat 5 1 bed 42sqm  
flat 6 1 bed 57sqm

Layout subject to structural report  
Incoming service cupboard required on ground floor  
(Ashworth to confirm requirements)

## Access to Flats from Ground floor plan



## first floor plan

ALL DIMENSIONS TO BE CHECKED ON SITE  
DO NOT SCALE FROM THIS DRAWING EXCEPT FOR THE PURPOSES OF  
LOCAL AUTHORITY PLANNING

| A   | 10.06.15 | DRAWING RE-NUMBERED FROM S101 REV D<br>Plan revised & sky lights indicated RJS |
|-----|----------|--------------------------------------------------------------------------------|
| Rev | Date     | Description                                                                    |

**HONE EDWARDS ASSOCIATES**  
Design Studio  
Millars Three  
Southmill Road  
Bishop's Stortford  
Herts. CM23 3DH  
email: firstname.lastname@honeedwards.co.uk  
Tel: 01279 758545  
Fax: 01279 757730

CHANGE OF USE

Store Address  
**ALDERSHOT**  
17 UNION STREET  
TOWN CENTRE  
ALDERSHOT  
HAMPSHIRE  
GU11 1EP

Drawing Title:  
**PROPOSED FIRST FLOOR  
AND SECOND FLOOR PLANS**

Drawn By: RJS  
Checked: JE  
Date: JUNE 2015  
Scale: 1:50 @ A1 / 1:100 @ A3

HEA Drawing No: 2339/A210  
Revision: A

| EQUIPMENT SCHEDULE |                                        |      |                                        |
|--------------------|----------------------------------------|------|----------------------------------------|
| 1.                 | VEG CHILLER.                           | 16.  | HC900.                                 |
| 2.                 | KREMEBALL MACHINE                      | 16a. | HC900 - FLAPS IN PLACE OF DOOR.        |
| 3.                 | TILL.                                  | 17.  | BUN TOASTER.                           |
| 3a.                | SELF SERVICE KIOSK.                    | 18.  | WHB with bin under                     |
| 3b.                | HANDHELD TERMINAL.                     | 19.  | BURGER STATION.                        |
| 4.                 | POST MIX DISPENSE.                     | 20.  | BREADING TABLE.                        |
| 5.                 | COFFEE MACHINE.                        | 20a. | LINEAR DOUBLE BREADING TABLE.          |
| 6.                 | HC55.                                  | 20b. | TANDEM DOUBLE BREADING TABLE.          |
| 6a.                | HC55 BASE.                             | 20c. | SLIMLINE BREADING TABLE.               |
| 7.                 | BUN CHUTE.                             | 21.  | UPRIGHT FREEZER.                       |
| 7a.                | 2 TIER TRANSFER BIN                    | 22.  | S/S TABLING/BENCH.                     |
| 7b.                | 3 TIER TRANSFER BIN                    | 22a. | MOBILE CHICKEN PACKING TABLE.          |
| 7c.                | BUCKET CHUTE                           | 22b. | MOBILE DRINKS RACK                     |
| 8.                 | CHIP DUMP / PASS THRU.                 | 23.  | HC903.                                 |
| 9.                 | KAYS UNIT.                             | 23a. | HC904.                                 |
| 10.                | MICROWAVE.                             | 24.  | HCW3.                                  |
| 10a.               | MICROWAVE TABLE.                       | 24a. | HCW3 BASE.                             |
| 11.                | 520x775 CHIP FREEZER.                  | 25.  | 8 TIER RACKS 600X380.                  |
| 11a.               | FRIES BASKET TABLE.                    | 26.  | HOT DRAWERS.                           |
| 11b.               | 900x775 CHIP FREEZER.                  | 27.  | BREAKING TRAY.                         |
| 12.                | 4 HEAD HENNY PENNY.                    | 28.  | BOTTLE STORAGE.                        |
| 12a.               | 6 HEAD COLECTROMATIC COUNTER.          | 29.  | FREEZER ROOM                           |
| 13.                | 8 HEAD HENNY PENNY.                    | 30.  | COLD ROOM.                             |
| 14.                | 14" FRYER.                             | 31.  | ICE MACHINE.                           |
| 14a.               | 18" FRYER.                             | 32.  | 3 BOWL SINK - 2550x750.                |
| 15.                | COUNTER.                               | 32a. | SINGLE BOWL SINK.                      |
| 32b.               | 3 BOWL SINK - 1650x950.                | 33.  | S/S SHELVING.                          |
| 33.                | S/S SHELVING.                          | 34.  | CHEMICAL CUPBOARD.                     |
| 34.                | CHEMICAL CUPBOARD.                     | 35.  | COLD DRAWERS.                          |
| 35.                | COLD DRAWERS.                          | 36.  | POST MIX SYRUPS.                       |
| 36.                | POST MIX SYRUPS.                       | 37.  | EXTRACT HOODS.                         |
| 37.                | EXTRACT HOODS.                         | 38.  | MOP SINK.                              |
| 38.                | MOP SINK.                              | 39.  | ELECTRIC SWITCHGEAR.                   |
| 39.                | ELECTRIC SWITCHGEAR.                   | 40.  | ISS PRODUCT PACK.                      |
| 40.                | ISS PRODUCT PACK.                      | 41.  | UPRIGHT FRIDGE.                        |
| 41.                | UPRIGHT FRIDGE.                        | 42.  | STORAGE SHELVING.                      |
| 42.                | STORAGE SHELVING.                      | 43.  | INSECT KILLERS.                        |
| 43.                | INSECT KILLERS.                        | 44.  | FLOOR STANDING PATCH CABINET.          |
| 44.                | FLOOR STANDING PATCH CABINET.          | 45.  | ICE CREAM MACHINE.                     |
| 45.                | ICE CREAM MACHINE.                     | 45a. | ICE CREAM FREEZER.                     |
| 45a.               | ICE CREAM FREEZER.                     | 46.  | FRIDGE UNIT UNDER.                     |
| 46.                | FRIDGE UNIT UNDER.                     | 47.  | CONDIMENT UNIT.                        |
| 47.                | CONDIMENT UNIT.                        | 48.  | SAFE.                                  |
| 48.                | SAFE.                                  | 49.  | LANDING TABLE.                         |
| 49.                | LANDING TABLE.                         | 50.  | 2 DRAWER FILING CABINET                |
| 50.                | 2 DRAWER FILING CABINET                | 51.  | MOBILE BUN DEFROST UNIT.               |
| 51.                | MOBILE BUN DEFROST UNIT.               | 52.  | PHONE.                                 |
| 52.                | PHONE.                                 | 53.  | WORKTOP ON CHROME LEGS.                |
| 53.                | WORKTOP ON CHROME LEGS.                | 54.  | WALL MOUNTED VIDEO CUPBOARD.           |
| 54.                | WALL MOUNTED VIDEO CUPBOARD.           | 55.  | KITCHEN BIN.                           |
| 55.                | KITCHEN BIN.                           | 56.  | FIRE ALARM INDICATOR PANEL.            |
| 56.                | FIRE ALARM INDICATOR PANEL.            | 57.  | DISHWASHER.                            |
| 57.                | DISHWASHER.                            | 58.  | S/S WALL TO SIDE OF FRYER.             |
| 58.                | S/S WALL TO SIDE OF FRYER.             | 59.  | DUKE HSHU HOT HOLD TO B.S. - 3x2 HIGH. |
| 59.                | DUKE HSHU HOT HOLD TO B.S. - 3x2 HIGH. | 59a. | DUKE HSHU HOT HOLD TO HCW- 2x2 HIGH.   |
| 59a.               | DUKE HSHU HOT HOLD TO HCW- 2x2 HIGH.   | 60.  | STAR GRILL.                            |
| 60.                | STAR GRILL.                            | 61.  | WATER MAIN.                            |
| 61.                | WATER MAIN.                            | 62.  | WATER CYLINDER / BOILER LOCATION.      |
| 62.                | WATER CYLINDER / BOILER LOCATION.      | 63.  | INTRUDER ALARM PANEL.                  |
| 63.                | INTRUDER ALARM PANEL.                  | 64.  | BRITVIC DRINKS COOLER.                 |
| 64.                | BRITVIC DRINKS COOLER.                 | 65.  | KEY BOX.                               |
| 65.                | KEY BOX.                               | 66.  | THAW CABINET.                          |
| 66.                | THAW CABINET.                          | 67.  | MOP STORAGE.                           |
| 67.                | MOP STORAGE.                           | 68.  | SINK FOR COOK WATER.                   |
| 68.                | SINK FOR COOK WATER.                   | 69.  | HOT WELL TABLE.                        |
| 69.                | HOT WELL TABLE.                        | 70.  | COLD FOOD TABLE.                       |
| 70.                | COLD FOOD TABLE.                       | 71.  | TWISTER DRAWER.                        |
| 71.                | TWISTER DRAWER.                        | 72.  | STAR GRILL TABLE.                      |
| 72.                | STAR GRILL TABLE.                      | 73.  | HCS2.                                  |
| 73.                | HCS2.                                  | 74.  | HCW5.                                  |
| 74.                | HCW5.                                  | 75.  | GOODS HOIST.                           |
| 75.                | GOODS HOIST.                           | 76a. | ADANDE 885x885mm.                      |
| 76a.               | ADANDE 885x885mm.                      | 76b. | ADANDE 1100x700mm                      |
| 76b.               | ADANDE 1100x700mm                      | 76c. | ADANDE 1o HC55.                        |
| 76c.               | ADANDE 1o HC55.                        | 77.  | RATIONALE OVEN.                        |
| 77.                | RATIONALE OVEN.                        | 78a. | RAZZLE MACHINE.                        |
| 78a.               | RAZZLE MACHINE.                        | 78b. | PUMP AND TOPPING MACHINE.              |
| 78b.               | PUMP AND TOPPING MACHINE.              | 78c. | SLUSH MACHINE.                         |
| 78c.               | SLUSH MACHINE.                         | 78d. | TABLE TOP CARPIAGANI                   |
| 78d.               | TABLE TOP CARPIAGANI                   | 78e. | BLENDERS & TOPPINGS TABLE              |
| 78e.               | BLENDERS & TOPPINGS TABLE              | 79a. | EPCS PANEL.                            |
| 79a.               | EPCS PANEL.                            | 79b. | EPCS MONITOR.                          |
| 79b.               | EPCS MONITOR.                          | 80.  | POSITION OF 2nd HOT WATER SUPPLY.      |
| 80.                | POSITION OF 2nd HOT WATER SUPPLY.      | 81.  | OIL MANAGEMENT SYSTEM TANK.            |
| 81.                | OIL MANAGEMENT SYSTEM TANK.            | 82.  | CO2 STORAGE.                           |
| 82.                | CO2 STORAGE.                           | 83.  | PEPSI FRIDGE                           |
| 83.                | PEPSI FRIDGE                           | 84.  | FATSTRIPPA GREASE TRAP                 |
| 84.                | FATSTRIPPA GREASE TRAP                 | 84a. | COMBINED FATSTRIPPA MOP SINK           |

| WALL TYPE SCHEDULE                                                                  |                                                   |                                                                                     |                                              |
|-------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------|
|  | existing structural wall / column                 |  | new structural wall / column                 |
|  | existing partitioning                             |  | new full height partitioning                 |
|  | existing floor mounted low height partitioning    |  | new floor mounted low height partitioning    |
|  | existing worktop mounted full height partitioning |  | new worktop mounted full height partitioning |

| FUSION MONITOR KEY                                                                  |                            |                                                                                     |                                                                                |                                                                                     |              |
|-------------------------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------|
|  | burger station pack screen |  | order ready                                                                    |  | cctv monitor |
|  | pack screen                |  | beverage                                                                       |  | d/t monitor  |
|  | chicken pack screen        |  | burger chute (provisional)                                                     |                                                                                     |              |
|  | drive thru expedite        |  | under counter expedite screen - perspex panel to counter top with screen under |                                                                                     |              |

| BOH EQUIPMENT COLOURS SCHEDULE         |     |                                      |     |
|----------------------------------------|-----|--------------------------------------|-----|
| unchanged equipment numbers (black)    | 00. | additional equipment numbers (red)   | 00. |
| repositioned equipment numbers (green) | 00. | provisional equipment numbers (blue) | 00. |

| INTERNAL & EXTERNAL FURNITURE SCHEDULE |          |          |                 |          |          |
|----------------------------------------|----------|----------|-----------------|----------|----------|
| location                               | internal | external | location        | internal | external |
| existing seats                         | 95       | -        | proposed seats  | 102      | -        |
| existing tables                        | 33       | -        | proposed tables | 34       | -        |
| existing sets                          | 33       | -        | proposed sets   | 25       | -        |

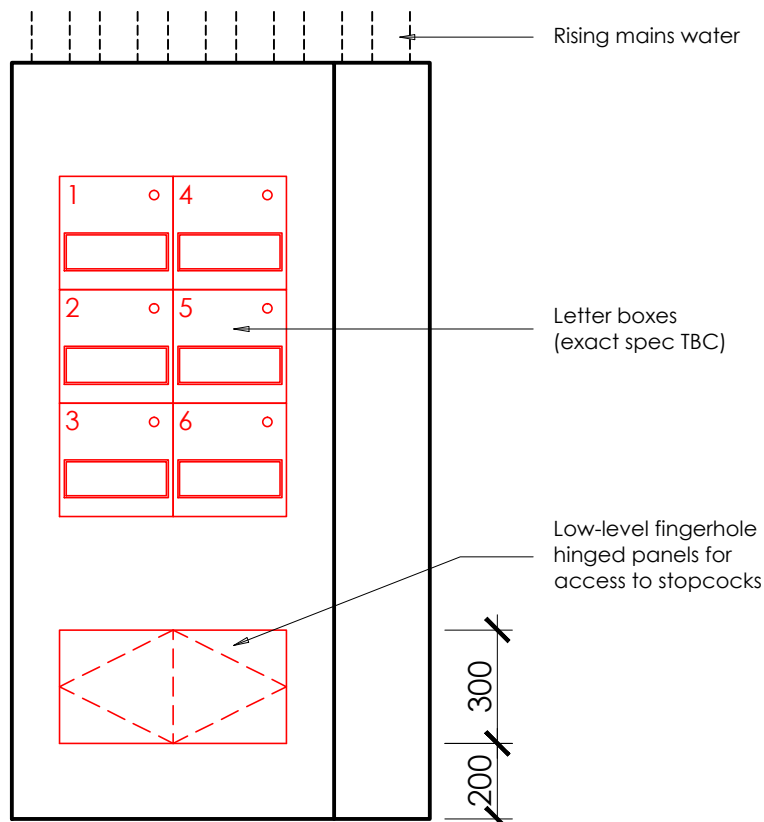
| FOH DESIGN SIGNOFF |                                                                                     |          |
|--------------------|-------------------------------------------------------------------------------------|----------|
| Name / Title       | Signature                                                                           | Date     |
| Design Manager     |  | 24.06.15 |

| BOH DESIGN SIGNOFF |           |      |
|--------------------|-----------|------|
| Name / Title       | Signature | Date |
| Equipment Manager  |           |      |

| GROUND FLOOR AREA SCHEDULE          |           |            |
|-------------------------------------|-----------|------------|
| front of house area                 | 170.87 m² | 1838.5 ft² |
| back of house area<br>(inc counter) | 74.0 m²   | 796.4 ft²  |
| staff amenity area                  | 0 m²      | 0 ft²      |

**NOTE:**  
SERVICE RUNS FOR FLOORS  
ABOVE TO BE AGREED

**proposed** letterbox  
area detail  
scale - 1:20 @ A1



| ALL DIMENSIONS TO BE CHECKED ON SITE.                                              |          |                                                                                               |
|------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------|
| DO NOT SCALE FROM THIS DRAWING EXCEPT FOR THE PURPOSES OF LOCAL AUTHORITY PLANNING |          |                                                                                               |
| A                                                                                  | 09.07.14 | Updated as per KFC's comments RJS                                                             |
| B                                                                                  | 22.07.14 | Revised as per KFC approved plan & additional revisions to BOH as per existing photos TMC JLE |
| C                                                                                  | 26.01.15 | Design updated IE                                                                             |
| D                                                                                  | 03.02.15 | FOH layout amended IE                                                                         |
| E                                                                                  | 06.02.15 | Minor amendments to FOH & BOH IE                                                              |
| F                                                                                  | 11.03.15 | Alter B.O.H for flat access/dims, alter seating as NH email SBR                               |
| G                                                                                  | 21.04.15 | Plan updated to reflect site dims RJS                                                         |
| H                                                                                  | 28.05.15 | Plan updated to latest KFC specification RJS                                                  |
| J                                                                                  | 02.06.15 | Low table removed for high table near entrance TMC                                            |
| K                                                                                  | 26.06.15 | KFC FOH design sign off added RJS                                                             |
| L                                                                                  | 01.07.15 | alter walls to rear entrance to match construction office revised SBR RJS                     |
| M                                                                                  | 14.07.15 | add gas meter location SBR                                                                    |
| N                                                                                  | 31.07.15 | alter access to flat meter cpbd & screen G reloc. SBR                                         |
| P                                                                                  | 24.08.15 | Bin store & cycle storage area revised. BOH layout amended to suit RJS                        |
| Q                                                                                  | 04.09.15 | Wait to rear kitchen area replaced with s/s screen RJS                                        |
| R                                                                                  | 29.10.15 | Rear areas for incoming services revised RJS                                                  |
| S                                                                                  | 05.11.15 | FOH furniture revised & tap repositioned RJS                                                  |
| T                                                                                  | 19.11.15 | AS BUILT AMENDMENTS RJS                                                                       |
| U                                                                                  | 09.12.15 | Door to lift revised. AS BUILT RJS                                                            |
| rev                                                                                | date     | description                                                                                   |



## IMAGE ENHANCEMENT

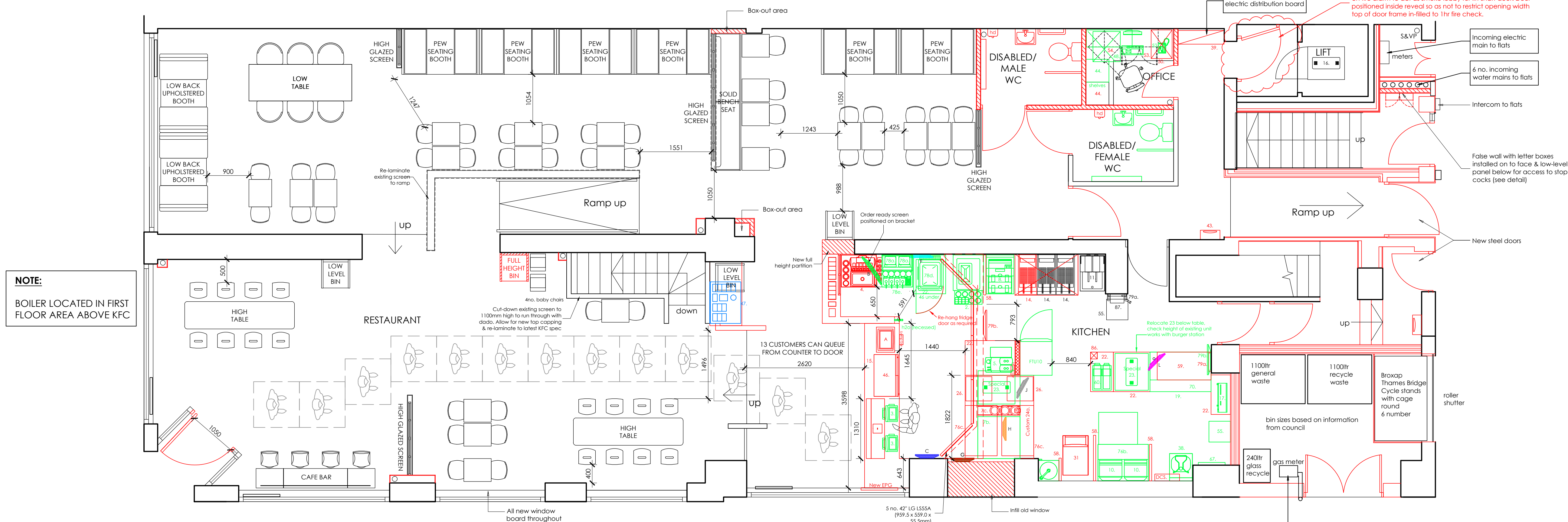
store address  
**ALDERSHOT**  
17 UNION STREET  
TOWN CENTRE  
ALDERSHOT  
HAMPSHIRE  
GU11 1EP

drawing title

PROPOSED GROUND FLOOR  
GENERAL ARRANGEMENT  
PLAN

|                   |                    |                   |
|-------------------|--------------------|-------------------|
| drawn by<br>RJS   | checked<br>JE      | date<br>JULY 2014 |
| store no.<br>5459 | scale<br>1:50 @ A1 |                   |

|                               |               |
|-------------------------------|---------------|
| drawing no.<br>5459/2015/G100 | revision      |
| HEA drawing no.<br>2339/G100  | revision<br>U |



**proposed ground floor** general arrangement  
scale - 1:50 @ A1 / 1:100 @ A3

AS BUILT