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# A Unique Opportunity to Purchase a Small Business Estate with a Private Residence in Rural Hampshire

## St Martins Business Centre

Chequers Lane, Eversley Cross, RG27 0NY

Industrial, Investment, Office, Residential

## FOR SALE

**7,014 sq ft**

(651.62 sq m)

- 4 Bedroom House, with Large Garden set in Rural Hampshire
- Neighbouring mixed use Business Units offering Strong Rental Income
- Potential for Additional Income from Current Owner's Personal Workshop
- 2 Separate Gates and Drives for Personal and Commercial Use
- Set on a plot of c. 0.7 Acres

# St Martins Business Centre, Chequers Lane, Eversley Cross, RG27 0NY

## Summary

| | |
|---|---|
| **Available Size** | 7,014 sq ft |
| **Business Rates** | Upon Enquiry |
| **VAT** | To be confirmed |
| **Legal Fees** | Each party to bear their own costs |
| **EPC Rating** | Upon enquiry |

## Description

Set in Eversley Cross, Hants this Business Centre Investment is for Sale along with the Owner's Residence. The overall site sits in c. 0.7 acres of land

The Business Centre: Comprises of a number of Business Units with a separate drive way leading onto a courtyard with generous parking. All units are currently tenanted, generating in excess of £71,000 per annum. There is also an additional Workshop (c. 500 sq ft) used by the owner for personal use but could potentially offer additional income if rented. For more details on The Commercial Units and Tenancy Schedule please contact the Agent

The Residence: Comprises of Ground Floor: Sitting Room (with Wood Burning Stove) opening onto a large Conservatory. Kitchen with Utility Area, Dining Room, Study and Bedroom, Bathroom and WC.
First Floor: 3 double bedrooms, 1 large Bathroom and additional loft space storage
The House has Mains Utilities and Gas Central Heating and there is double glazing throughout the majority of the building.
There is a large garden overlooking open fields with private car parking and separate driveway/entrance.

## Location

Set in the desirable Village of Eversley Cross, this Business Centre and Residence is surrounded by farmland and countryside. There are rail stations located nearby in Crowthorne, Sandhurst and Blackwater. The Village is easily accessed by road via the A30, M3, A33 and M4. Local village amenities include the Frog & Wicket and the Chequers Pubs with additional facilities in Eversley only a 2 min drive away plus a comprehensive Shopping Parade in Yateley, including Waitrose, which is 2 miles away.

## Accommodation

The accommodation (mix of Residential and Business Units) comprises the following approximate areas (on a GIA basis)

| Name | sq ft | sq m |
|---|---|---|
| Building - Business Units | 5,000 | 464.52 |
| Ground - Main House | 1,350 | 125.42 |
| 1st - Main House | 664 | 61.69 |
| **Total** | **7,014** | **651.63** |

## Viewings

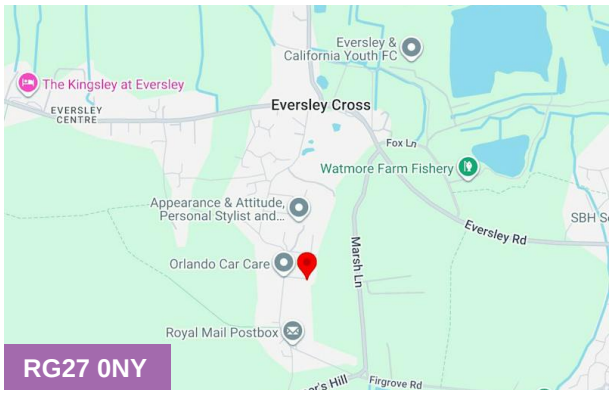
By appointment Only With The Agent

## Terms

Freehold Sale








## Viewing & Further Information




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