

retail in GU11

Birchett Road, Aldershot
Hampshire, GU11 1LE

£580,000 Starting Bid

- ✓ Investment opportunity
- ✓ Two storey, four floor property
- ✓ Ground floor A1 retail
- ✓ First floor offices, three let
- ✓ Annual income of ~£15,000
- ✓ Freehold title

**PATTINSON
AUCTION**



Summary

- Property Type: Retail - Parking: None Price: £580,000

Description

FOR SALE BY AUCTION: terms and conditions apply.

We are pleased to offer to auction this two storey, four floor property located in Aldershot, Hampshire. The property is very prominently located on the corners of Birchett Road and Gordon Road, giving it its characteristic triangular shape, which gives great visibility, traffic flow and high footfall. To the ground floor is a large retail unit, with several office spaces to the first floor, and storage to the loft and basement floors. Three of the first floor offices are currently tenanted at approximately £15,000 per annum.

Please note that we have not inspected this property.

Location

The property is very prominently located on the corner of Birchett Road and Gordon Road, Aldershot, Hampshire. Birchett Road is a busy commercial street in Aldershot town centre, just a few minutes walk from Aldershot train and bus station providing great transport links, as well as being surrounded by plenty of services and amenities.

Accommodation

GROUND FLOOR

Main shop: 83.44sqm
Main shop (side): 41.76sqm
Main shop (rear): 30.71sqm
Hire room: 41.68sqm
Storage/loading: 38.90sqm
Storage: 32.58sqm
Office: 15.23sqm
NIA 284.30sqm

FIRST FLOOR

Accounts office: 7.04sqm
Storage/display: 37.26sqm
Photocopy room: 10.64sqm
Sales office one: 26.92sqm
Sales office two: 15.61sqm
Storage area: 36.70sqm
Stairs: 3.68sqm
Staff W.C.s
Office B (Alternative Cleaning): 24.88sqm
Office C (Underhay & Partner): 18.21sqm
Office E (Balmoral Ins.): 12.07sqm
Shared kitchen: 8.70sqm
Staff W.C.s
NIA 251.22sqm

SECOND FLOOR (LOFT)

Storage: 19.66sqm (over 5" high)

BASEMENT

Main storage: 126.60sqm
Passage: 18.60sqm
Corridor: 6.49sqm
NIA 151.06sqm

Total NIA 706.24sqm (7,609sqft)

Lease Details

Currently three of the offices are let on 6 months rolling tenancies, producing an income of approximately £15,000 per annum. The rest of the property is to be sold vacant.

Tenure

Freehold. Title number HP3004.

Rateable Value

The adopted rateable value is £19,500 as of 1st April 2017.
Sourced from VOA.

EPC

We currently await copies of the Energy Performance Certificates.

Additional Information

For further information please contact our office direct on 0191-425-1507, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Birchett Road, Aldershot, Hampshire, GU11 1LE

Contact your local branch today for more information on this property:

2 Hill Street , Gateshead, Tyne & Wear, NE8 2AS, Tel: 0191 425 1507, Fax: 0191 222 0314, www.pattinson.co.uk

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