

# Investment, Retail FOR SALE

**HOLLIS  
HOCKLEY**



## 145-147 Victoria Road, Aldershot, GU11 1JW

Commercial investment opportunity of 2 retail units, with upper parts in prominent town centre location

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	1,605 sq ft / 149.11 sq m
<b>Price</b>	Offers in the region of £325,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Currently fully income producing £22,100 pa
- Highly prominent corner location in town centre
- RARELY AVAILABLE FREEHOLD OPPORTUNITY
- Potential for part vacant possession
- Rear access from Heathland Street

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## DESCRIPTION

A two-storey end of terrace Victorian building of facing brickwork beneath pitched slate roofs, with later extensions to the Heathland Street road frontage, and incorporating gates / vehicular access to the rear.

The property comprises two self-contained retail units at ground floor (one with basement) and first floor accommodation currently presented as a single office suite, with separate side access from Heathland Street.

## LOCATION

The subject property occupies a prominent corner location on Victoria Road / Heathland Street, immediately opposite the Wellington Shopping Centre / car park, and with further public car parking available at the end of Heathland Street.

The main town centre bus stops are located in this section of Victoria Road.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 145 Victoria Rd (Pet Shop)	535	49.70	Let
Unit - 147 Victoria Road (Barber)	485	45.06	Let
Unit - 1st Floor 147a Victoria Road	585	54.35	Let
<b>Total</b>	<b>1,605</b>	<b>149.11</b>	

## TENANCIES

### 145 VICTORIA ROAD (PET SHOP)

Front retail - 385 sq ft

Rear store rooms / ancillary - 150 sq ft

WC rear yard, with vehicular access

Currently held under a lease at a passing rent of £10,000 per annum exclusive.

### 147 VICTORIA ROAD (BARBER)

Front retail - 300 sq ft

Rear office / ancillary - 185 sq ft

Basement

Currently held under a lease at a passing rent of £8,500 per annum exclusive.

### 147A VICTORIA ROAD

A self-contained first floor office suite extending to approx 585 sq ft net internal, with private facilities.

Currently held under a temporary Licence Agreement at a rent of £3,600 per annum exclusive.

## TERMS / PRICE

Offers invited in the region of £325,000 for the freehold interest.

## BUSINESS RATES

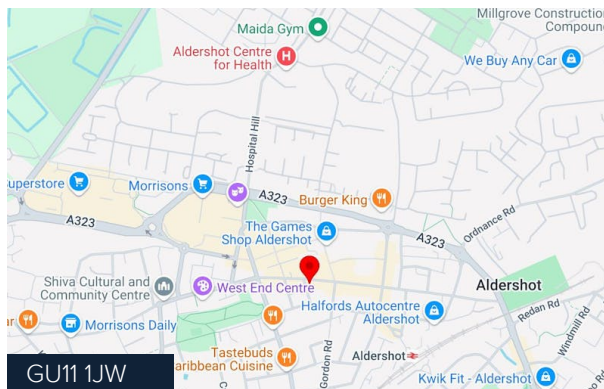
The individual parts of the property are separately read, and payable by the individual occupiers - more details on application.

## EPC

Full details on application.

## LEGAL COSTS

Each party to meet its own legal costs incurred in the transaction.



## Viewing & Further Information

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