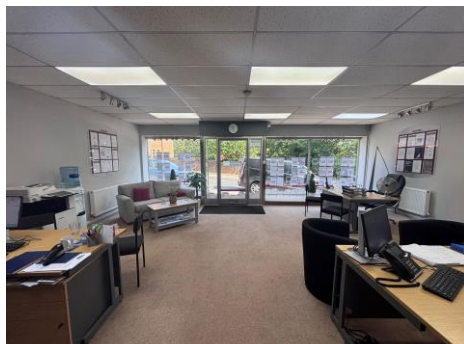




### KEY FEATURES

- Freehold commercial property sale
- Retail and office investment
- Guide price - £275,000 plus VAT
- Existing rent roll - £20,900 pax
- 7.3% NIY (reversionary NIY c. 9.5%)
- 1,394 sq ft / 129.5 sq m
- Large car park to rear
- Telecoms mast on site (with rental income)



10 & 10a Chalet Hill, Bordon, Hampshire GU35 0TQ

## DESCRIPTION

An end of terrace commercial premises within a parade of mainly independent businesses, situated between Domino's and Gellhorns Solicitors and close to Coral, My Dentist and Tesco. The property is presently occupied by two separate tenants; Strudwick Property Services who have been in occupation since 2002 and Gellhorns, who have occupied part as surplus office space, since 2016. To the rear of the building is a large car park for the sole use of the subject property, and where a telecoms mast is sited.

## SITUATION

Bordon is a growing town located in East Hampshire near the Surrey border and nestled within the South Downs National Park, offering picturesque countryside surroundings, including the nearby Hogmoor Enclosure (one of the UKs largest green spaces). Historically a military town, Bordon has undergone significant transformation in recent years evolving into a hub for sustainable living and eco-friendly development, and there is a growing residential population. There is a train station in Liphook, 4 miles away, offering a direct line to London Waterloo and the A3 is located 3.5 miles away, enabling excellent road access both north and south.

## ACCOMMODATION

We have identified the following approximate net internal areas:

10 (Strudwick) – 950 Sq. Ft / 82.3 Sq. M  
10a (Gellhorns) – 444 Sq. Ft / 41.3 Sq. M

## TENURE

We are instructed to seek offers of £275,000 plus VAT, subject to contract, for the freehold interest to include any subsisting leases. A sale at this level equates to a NIY of 7.3% after standard purchaser's cost however, based on our ERV, a reversionary NIY in the region of 9.5% may be achievable.

## RATEABLE VALUE

According to the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)) the following rateable values apply since 1<sup>st</sup> April 2023:

10 - £15,750  
10a – £4,750  
Vodafone Mast Site - £7,700

## LEGAL COSTS AND VAT

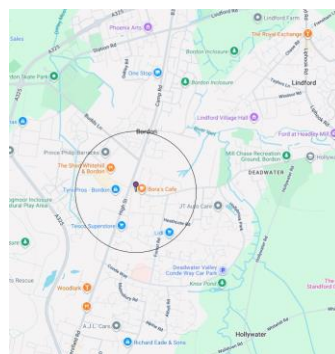
Each party is expected to bear their own legal costs in any transaction. The property is elected for VAT purposes.

## EPC RATING

D (90) valid until May 2026 under certificate reference 0899-0558-1430-5500-5603.

## VIEWINGS

No approach to the current occupiers is permitted. All enquiries via the sole agents Trinity Rose Commercial on 01962 888900.



**CALL US NOW  
TO ARRANGE A VIEWING**

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Under current Anti-Money laundering regulation, we are obliged to verify the identity of a proposed tenant or purchaser prior to instructing solicitors. This is to combat fraud and money laundering. A request will be sent once terms have been agreed. September 2025.

