

## 2 ALEXANDRA TERRACE, ALEXANDRA ROAD, ALDERSHOT, HAMPSHIRE GU11 3HU

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**Price:** £475,000

**Address:** 2 Alexandra Terrace

**Town:** Aldershot

**County:** Hampshire

**Postcode:** GU11 3HU

**Tenure:** Freehold

**Approx. Sq Feet:** 2,075

**Approx Sq Meters:** 192.69

**Rateable Value:** TBC

**Parking:** Yes

**Additional Features:**

Fire Alarm, Gas Fired Central Heating, Kitchenette, Male & Female WCs, Parking

**LOCATION:** Ideally positioned in the centre of Aldershot's main commercial area, opposite the new Westgate development (currently under construction) and within walking distance of the Aldershot station (Waterloo – fastest journey approximately 45 minutes) and the Tesco Superstore. Road communications are good as the property is situated just off the A323 Wellington Avenue which links with the main A325 Farnborough Road less than ½ a mile away. The Blackwater Valley relief road (A331) has substantially enhanced north and south communications between Camberley, Farnborough, Aldershot, Farnham and Guildford.

**DESCRIPTION:** An attractive three storey terraced period style office building constructed in the late 1980's with car parking to the rear. Internally the property is presented in a very good decorative order following refurbishment by the outgoing

tenant and has the following facilities:

New Carpeting Gas Fired Central Heating  
Ladies/Gents Toilets to the ground floor WC facility to the 2nd floor  
5 Car Parking Spaces  
Fire Alarm Wall & Ceiling Lighting

#### ACCOMMODATION:

Ground Floor Offices 725 sq ft ( 67.35 sq mts)  
First Floor Offices 628 sq ft ( 58.34 sq mts)  
2nd Floor Offices 722 sq ft ( 67.00 sq mts)

TENANCIES: The Ground and First floor tenant Bond Adams LLP have a new 9 year full repairing and insuring lease from 1 December 2022 at a commencing rent of £18,000 per annum for the first 3 years, rising to £19,800 for the 4th to 6th years finally rising to £21,780 for years 7 to 9. The tenant has the right to break the lease at the third and sixth years of the term upon giving not less than 6 months notice.

The second floor tenant entered a full repairing and insuring lease for a term of 6 years from 25 October 2020 at a rent of £9,500 per annum. The tenant had the right to break the lease at the third year upon giving not less than 6 months notice and the rent has now been reviewed from 31 October 2023 to £11,000 per annum exclusive.

PRICE: £450,000 for the benefit of the freehold in the entire property and subject to the existing tenancies as set out above and with a total current rental income of £29,000 per annum.

RATES: Please contact Rushmoor Rating Dept on 01252-398331.

POSSESSION: On completion of all legal formalities.

AML In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser

LEGAL COSTS: Each party to be responsible for their own legal and surveyors costs incurred in the transaction.

## VIEWING

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Strictly by prior appointment with the Agents - Emberson & Co Ltd., Suite 9 Wesley Chambers, Queens Road, Aldershot, Hampshire, GU11 3JD

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