



Commercial + Industrial Surveyors
Valuers • Development Consultants

Suite 9, Wesley Chambers, Queens Road
Aldershot, Hampshire GU11 3JD.
Tel: 01252 329129 Mob: 07836 640597
Fax: 01252 329120
Email: howard@emberson.com
www.emberson.com

ALDERSHOT

OFFICE INVESTMENT WITH 10 CAR PARKING SPACES – FOR SALE

4,441 SQ FT (412.60 SQ MTS) APPROX – PLANNING FOR CLASS B1a & D1



3-4 ALEXANDRA TERRACE, ALEXANDRA ROAD ALDERSHOT HAMPSHIRE GU11 3HU

LOCATION: Ideally positioned in the centre of Aldershot, opposite the Westgate Centre and within walking distance of Aldershot station (Waterloo – fastest journey approximately 45 minutes) and the Tesco Superstore. Road communications are efficient 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 north and south communications between Camberley, Farnborough, Aldershot, Farnham and Guildford.

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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 good decorative order including the following facilities:

◆ Carpeting throughout	◆ Gas Fired Central Heating
◆ Tiled Ladies & Gents Toilets	◆ Burglar & Fire Alarm
◆ Wall & Ceiling Lighting	◆ 10 Car Parking Spaces
◆ Kitchen Facility	◆ Cellular & Open plan offices

ACCOMMODATION:

Ground Floor Offices	1,492 sq ft	138.61 sq mts
First Floor Offices	1,413 sq ft	131.29 sq mts
Second Floor Offices	1,536 sq ft	142.70 sq mts

Total Nett Floor Area 4,441 sq ft 412.60 sq mts

LEASE: A new lease was granted to the Midlands Partnership NHS Foundation Trust on 4 September 2020 for a term of approx. 5 years expiring on 30 September 2025. The current rent is £47,450 per annum exclusive and which will rise to £55,500 per annum exclusive on 1 October 2023. The tenant has the right to break the lease on 30 September 2023 upon giving 4 months prior written notice. The lease has been granted outside the Landlord & Tenant Act.

FREEHOLD: The freehold investment of 3-4 Alexandra Terrace is available and with the benefit of the incumbent tenant MPFT as stated above in the sum of **£900,00**. However the freeholders are also offering the investment sale of 1 Alexandra Terrace* and 2 Alexandra Terrace* adjoining and where they are seeking **£1.76 million** (*no VAT applicable*) for all four investment units and which combined provide a current rental income of £102,950 rising to approx. £111,000 per annum as at October 2023.

BUILDING INSURANCE: Annual building insurance premiums on 3-4 Alexandra for the period 1 May 2023 through to 2 May 2024 £1,990 inclusive of property management fees.

SERVICE CHARGE: The landlord runs an estate service charge for maintaining the common parts of the estate and this is currently running at £2,400 per annum and which has remained at the same level for the past 15 years.

RATES: Rateable Value £38,500 – rate in the £ 50.4p (2019/2020)

LEGAL COSTS: Each party to pay their own legal costs incurred in the transaction.

VIEWING: Strictly by prior appointment with the Sole Agents:

Emberson & Co.,
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Mob No: **(07836) 640597**. e-mail howard@emberson.com
www.emberson.com

**Please see additional sales particulars for 1 & 2 Alexandra Terrace*