

RETAIL INVESTMENT OPPORTUNITY COMPRISING OF 2 RETAIL UNITS PLUS GROUND RENT FROM RESIDENTIAL THE FLAT ABOVE



FOR SALE OIRO £230,000 - NO VAT

42/42A, COVE ROAD, FARNBOROUGH GU14 0EN

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- ▶ **Hairdresser and barber retail units**
- ▶ **Prominent location in established retail area**
- ▶ **Free Parking within Cove Road Parking Bays**
- ▶ **Situated on Local Bus Routes**
- ▶ **Hairdresser "BEEZ KNEEZ SALON" is a Long Standing Tenant**

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Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LOCATION

Cove Road is a busy vehicle route connecting Cove Village with Farnborough Town Centre, within the locality there is a mix of commercial premises (mainly retail), and residential flats/houses.



DESCRIPTION

The sale comprises the freehold interest of 42/42A Cove Road which consists of a ground floor hair salon to the front and a separate rear barbershop, both let on commercial lease terms. The property also benefits from a ground rent income generated by the residential flat above.

ACCOMMODATION (Taken from the valuation office website)

Front Shop	395 ft ²	36.72 m ²
Rear Shop	228 ft ²	21.20 m ²

FOR SALE The freehold interest is For Sale. Offers invited in the region of £230,000. We understand from our client that the property is not registered for VAT.

LEASES & GROUND RENTS

Ground Floor – Hairdresser held under lease until 29 April 2027 at £13,500 pax.

Ground Floor Rear - the lease is currently being renewed at a rent of £5,000 pax.

First Floor Residential Flat - held under 125 year lease from 01 January 2007 at a ground rent of £150 per annum ground rent. **Total Rent Income of £18,650 pax.**

BUILDINGS INSURANCE

To be confirmed.

BUSINESS RATES A rateable value of £7,200 – Please note that the business rates are paid by the tenants in occupation.

ENERGY PERFORMANCE CERTIFICATE (EPC)



LEGAL COSTS

Each party to pay their own legal costs in the matter.

VIEWING AND/OR FURTHER INFORMATION

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