325 Vale Road, Ash Vale, Aldershot, Hampshire GU12 5LN

*Guide: £130,000

Gross Yield 10.2% In the same family ownership for over 38 years

6 week completion



SITUATION

Located opposite the junction with Station Approach in this predominately residential area, nearby **Tesco Express** and a host of other local traders. The property is diagonally opposite Ash Vale Railway Station (South Western Railway). Additionally, Farnborough Airport is less than 2 miles distant.

Ash Vale is located approx. 28 miles south-west of central London, enjoying easy access via the A331 and M3 (Junction 4).

PROPERTY

A single storey end of terraced building comprising a **Ground Floor** Shop with front and side Parking for approx. 10 cars on a triangular forecourt (see Ordnance Survey plan).

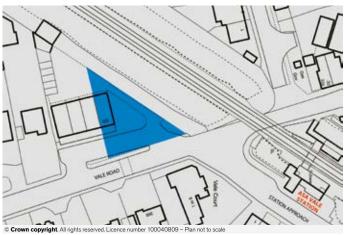
ACCOMMODATION

Ground Floor Shop

Gross Frontage 20'6"
Internal Width 18'6"
Shop Depth 42'1"
Built Depth 48'10"

VAT is NOT applicable to this Lot

FREEHOLD



TENANCY

The entire property is let on a full repairing and insuring lease to **Arena Cars Limited as a Car Dealership** for a term of 5 years from 25th March 2021 (in occupation since approx. 2010) at a current rent of £13,250 per annum exclusive.

Note 1: The Tenant did not operate their 2023 Break Clause.

Note 2: The Tenant has also been renting additional parking spaces to the side of the property and extra units to the rear of the property since 2000, but these are not included with the Freehold.

Vendor's Solicitors

Sherrards

Tel: 01727 832 830 Ref: Gregory Lunnon

Email: gpl@sherrards.com

£13,250 per annum

