

# Lot 13

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 [Ordinance Survey plan](#)).

## ACCOMMODATION

### Ground Floor Shop

|                |        |
|----------------|--------|
| Gross Frontage | 20'6"  |
| Internal Width | 18'6"  |
| Shop Depth     | 42'1"  |
| Built Depth    | 48'10" |
| 2 WCs          |        |

**VAT is NOT applicable to this Lot**

**FREEHOLD**



© Crown copyright. All rights reserved. Licence number 100040809 – Plan not to scale

## 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.**

**£13,250** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Steven Grossman**

### Vendor's Solicitors

Sherrards

Tel: 01727 832 830 Ref: Gregory Lunnion

Email: [gpl@sherrards.com](mailto:gpl@sherrards.com)

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



