A SUBSTANTIAL EXTENDED DETACHED BUILDING SET WITHIN A PLOT OF AROUND 0.18 OF AN ACRE

IDEAL FOR ALTERNATIVE USES OR POSSIBLY A COMPREHENSIVE REDEVELOPMENT* (subject to planning)

FREEHOLD FOR SALE

4,275 ft^2 (397.13 m²) inc 2 Bed Flat (excluding beer cellar)

EX-SOUTH FARNBOROUGH WORKING MEN'S CLUB, 45 YORK ROAD, FARNBOROUGH, GU14 6NG

- **DETACHED EX-SOCIAL CLUB WITHIN IT'S OWN PLOT**
- **Private Car Park for around 4-6 Vehicles**
- **Excellent access to the A331 Blackwater Relief Road**
- **Walking distance to North Camp Shops**
- **Dancing Room, Pool Room, Bar & Seating Area, Beer Cellar**
- **Two Bedroom Self Contained Flat (access internally & externally)**

CLARE & Co
commercial property consultants

7 Alexandra Road
Farnborough
Hampshire
GU14 6BU

T: 01252 415900

www.clareandcompany.co.uk
ds@clareandcompany.co.uk

Advice and **Expertise** on the following:

Sales

Lettings

Acquisitions

Rent Reviews

Lease Renewals

Opinion for Values

Investments

Land

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

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

This property is set within a quiet and popular residential road within North Camp, conveniently located within a short walk of North Camp shopping facilities and restaurants. Various bus routes, post office and public car parks are also within reasonable walking distance.

The A331 is within 3-4 minutes drive offering access to Junction 4 of the M3 and Guildford/Farnham to the South. Farnborough is well known for it's private jet airport and excellent mainline station London Waterloo in approximately 35 minutes.

DESCRIPTION

A detached individual two storey social club, believed to have been built within the Victorian era and has subsequently been extended to provide substantial open areas, such as a dance hall, pool/snooker room, bar area with seating, kitchen, toilets and a self-contained first floor flat.

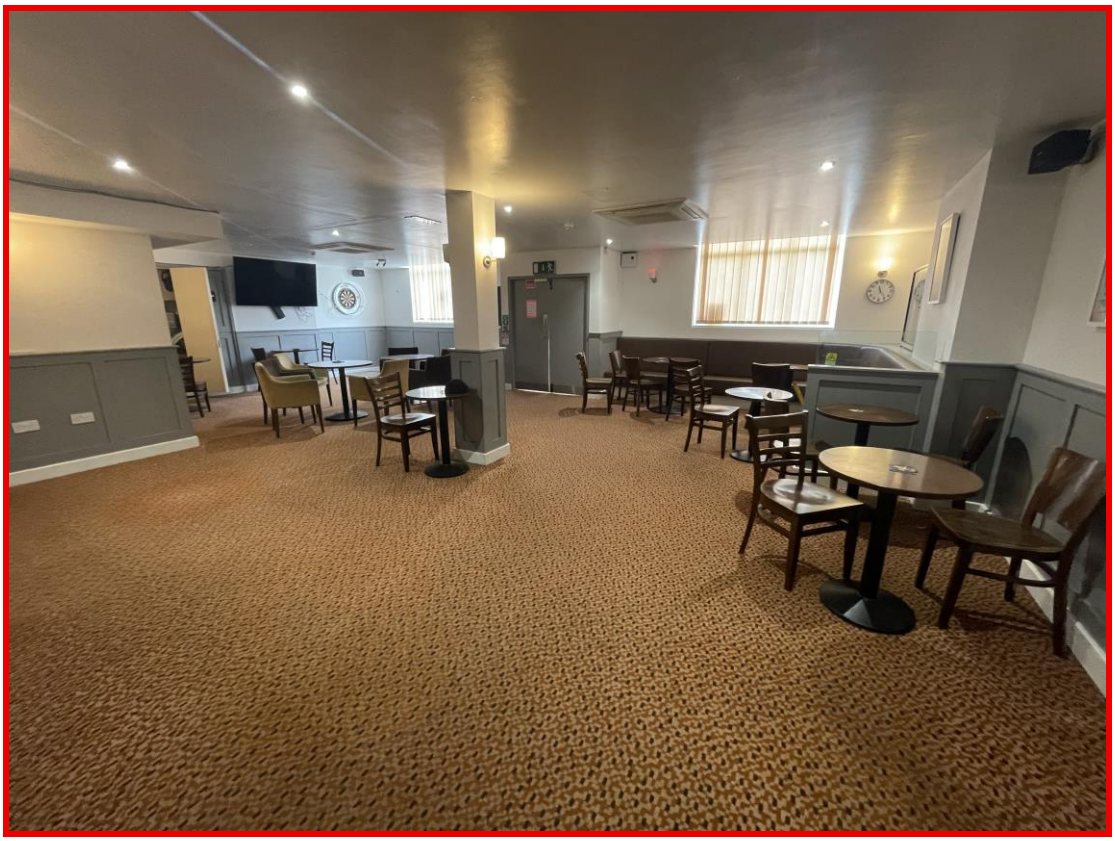
Externally parking for circa 4-6 vehicles (depending on how you park), and a good sized rear beer garden with external side pedestrian access to the side of the building, and access to the flat via a steel staircase.

ACCOMMODATION

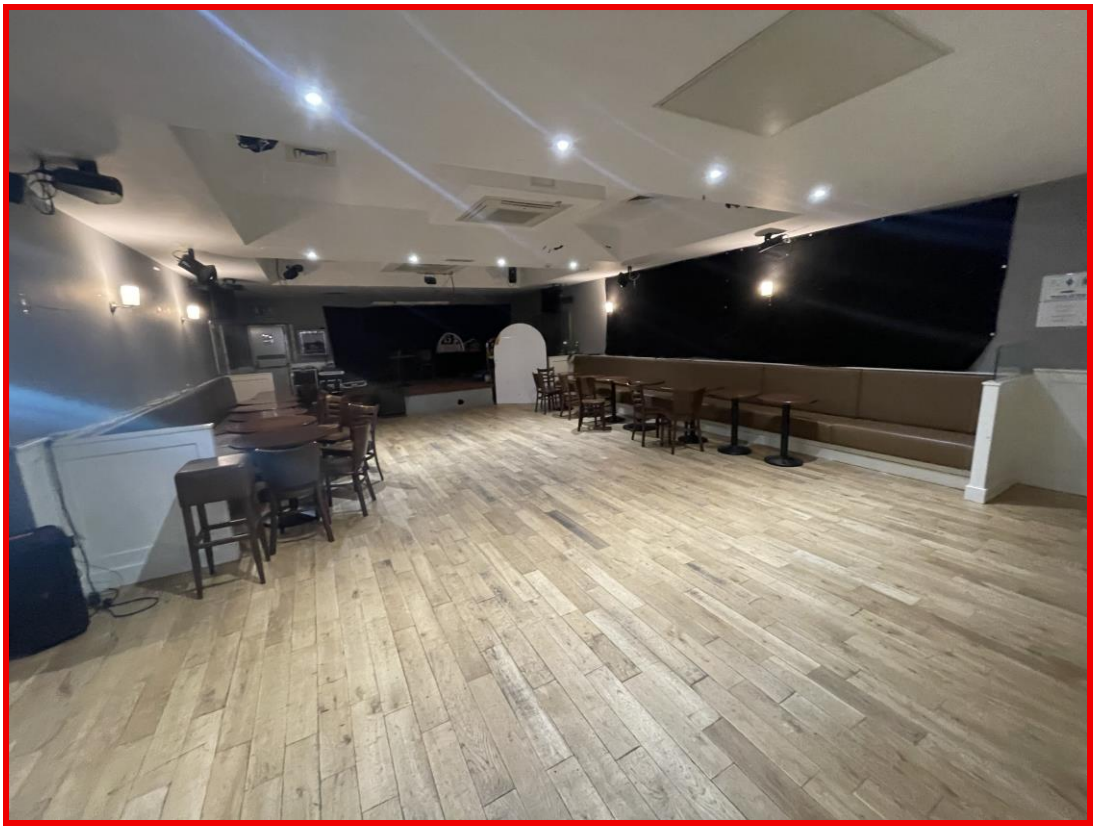
Approximate floor areas:

Front Pub Seating	833 ft²	77.47 m²
Bar Area	410 ft²	38.10 m²
Pool Room	721 ft²	67.00 m²
Dance Hall	958 ft²	89.00 m²
Ancillary, Kitchen/Toilets	613 ft²	57.00 m²
Beer Cellar	227 ft²	21.00 m²
First Floor 2 Bed Flat	738 ft²	68.53 m²
Total (Approx) Area	**4,500 ft²**	**418.10 m²**

Bar through to Pool Room



Front Pub Seating



Dance Hall

Bar Area

Beer Garden

Flat - Sitting Room

Flat – Bedroom

CLARE & CO
commercial property consultants

Flat – Kitchen (Leading to external access staircase)

BUSINESS RATES

The property has a rateable value of £15,750, which we calculate will give rates payable of circa £6,016 for the year 2026/2027, however, we recommend that interested parties check this information with Rushmoor Borough Council on 01252 398398.

Title Plan

VAT We understand from our client that the property is not elected for VAT.

FOR SALE

The freehold interest of the property is available for sale with a price guide of “Offers in the Region of £675,000”, the property to be sold with vacant possession.

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

ENERGY PERFORMANCE CERTIFICATES (EPCs)

For the club accommodation

For first floor flat

VIEWING
Strictly by appointment with the **Sole Agent:**

David Savage
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU

Telephone: 01252 415900
Mobile: 07798 761028
Email: ds@clareandcompany.co.uk

REF
26/030C