

INDUSTRIAL LAND FOR SALE OR A SHORT TERM LET FOR STORAGE SPACE - 0.195 of an ACRE

FREEHOLD OR A SHORT TERM LETTING

1-7 ELMS ROAD, ALDERSHOT, GU11 1LH



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- ▶ **Rare Chance to Purchase Industrial Land within a Town Centre Location**
- ▶ **Potential for a Small Industrial Unit Scheme Subject to Planning**
- ▶ **Potential for a Small Residential Housing Scheme Subject to Planning**
- ▶ **A Short Term Letting Considered on Site for Storage**
- ▶ **NO VAT**

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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

The premises are located on Elms Road within the Town Centre off Grosvenor Road. Aldershot has been regenerating over recent years, including a major redevelopment within the Town Centre which has recently been completed.

The town has excellent road access onto the A331 Blackwater Relief Road serving both Junction 4 of the M3 Motorway, and the A31 Guildford to Farnham Dual Carriageway.





DESCRIPTION

The property comprises a vacant site rectangular in shape with direct vehicle access off of Elms Road.

APPROXIMATE SITE AREA (NOT TO SCALE)

Site area approximately 8,500 ft², circa 0.195 on an acre.



SHORT TERM LETTING

Our client will consider letting the property on the basis of a "Tenancy at Will" at a rent of £1,250 pcm.

FREEHOLD PRICE

A price guide of "Offers in the Region of £395,000".

VAT

We understand from our clients that the land is not elected for VAT.

LEGAL COSTS

Each party to pay their own legal costs in the matter on a sale. On a Tenancy at Will, the tenant to make a contribution towards our client's legal costs of £850 plus VAT.

FURTHER INFORMATION

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REF

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