A PERIOD TWO STOREY BUILDING LENDING ITSELF TO A VARIETY OF USES WITHIN TYPE CLASS E CONSENT

TO LET

1,178 ft^2 (109.5 m^2)

1 FORGE COURT, YATELEY, GU46 7RX



- **ATTRACTIVE TWO STOREY PERIOD BUILDING**
- **IDEAL FOR VARIOUS CLASS E TYPE USES** (subject to planning)
- **SURRONDED BY VARIOUS SHOPS & BUSINESSES**
- **PARKING TO THE FRONT OF THE BUILDING**
- **BUILDING SEEN FROM THE BUSY READING ROAD**

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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

Forge Court is located on the Reading Road in the heart of Yateley village, opposite the village green, with the subject property being surrounded by local shopping and businesses, including Greggs Bakery, One Stop, KFC, Medivet Veterinary, Boots Chemist, Sainsburys Local, Post Office etc.

Yateley town is located within Hampshire and close to the borders of both Surrey and Berkshire. Camberley is 4 miles to the East; Fleet if 5.5 miles to the South and Reading 12 miles to the North. Junctions 4 and 4a of the M3 are both within a few miles leading to Basingstoke/Southampton and London providing easy access to the M25.

DESCRIPTION

An attractive 2 storey period building set back from the Reading Road, and offering parking to the front of the property. The premises is one of those rare commercial buildings that become available, and can lend itself to a variety of types of uses which we predict will need to be within the Class E classification. There are a variety of different rooms both to the ground and first floors, together with kitchen and toilet facilities. Please note that currently the property is listed as “offices” as regards the business rates, and it is up to any interested party to check on their required use, and whether the premises will need planning or not.

To the front of the premises there is around 3/4 parking spaces that can go with this building and to the rear court yard one further parking space.

ACCOMMODATION (approximate floor areas)

Ground Floor	593 ft²	55.1 m²
First Floor	585 ft²	54.4 m²
Total Area	**1,178 ft²**	**109.55 m²**



CLARE & Co
commercial property consultants





LEASE
Available on a new lease, with length of term by agreement.

RENT
Rental Offers in the Region of £25,000 pax.

BUILDINGS INSURANCE
To be confirmed.

VAT
We understand from our client that the premises are not registered for VAT.

BUSINESS RATES
A Rateable Value of £19,250 which computes to around £8,316 on the basis of the Uniform Business Rates at the level of £0.432 in the pound. However, we advise interested parties to contact Hart District Council to verify this information on 01252 622122.

Please note that currently the property is listed as “offices” as regards the business rates.

ENERGY PERFORMANCE CERTIFICATE (EPC)



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

VIEWING
Through the Sole Agent:

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REF
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