

INVESTMENT FOR SALE

**BURSTON
COOK**
01934 261 828
0117 314 9952
www.burstoncook.co.uk

INDUSTRIAL / BODYSHOP PREMISES

16,950 SQ FT (1,575 SQ M)

**326-326A FARNBOROUGH ROAD, FARNBOROUGH,
GU14 8BD**



- ◆ An industrial property with potential for residential redevelopment subject to planning.
- ◆ Sale and leaseback opportunity with flexible lease terms to a strong covenant.
- ◆ 1/4 of a mile from the M3 at Junction 4, providing direct access to London.
- ◆ Located in a mixed-use commercial and residential area.



LOCATION

Farnborough is located in north-east Hampshire, approximately 35 miles south west of London.

The property is situated on the A325 Farnborough Road and is within a 1/4 mile of Junction 4 of the M3 motorway, giving direct access into central London and to the M25. Junction 10 of the M4 is 13 miles to the north.

The property is located adjacent to the Blackwater Retail Park and a Shell petrol filling station and is surrounded by a mix of commercial and leisure uses as well as residential accommodation.

DESCRIPTION

The property is a detached industrial unit occupied as an accident repair bodyshop. The building sits on an extensive site and has been developed in a number of phases. The workshop is of steel portal frame construction with steel clad elevations. The eaves height rises to a maximum of 4.42m. All mains services are available to the property and the workshops are heated with gas blower heaters and lit with sodium lights.

The site is approximately 1.44 acres (0.58 hectares), giving a low site coverage of 27%. The yard is part concrete and part tarmacadam surface and there are two access points to the property.



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following areas:

Description	SQ FT	SQ M
Workshops	13,181	1,225
Single storey car port	605	56
Offices/ reception	1,550	144
Parts store	1,076	100
Garage/ lean-to	538	50
TOTAL	16,950	1,575

USE

We understand the property has an existing B2 consent however we advise all prospective purchasers to make their own enquiries with the local planning authority.

TENURE

The property is held freehold and is available by way of a sale and leaseback on the terms stated below.



TENANCY INFORMATION

Offers will be invited on the basis of either a new straight 10 year lease or to include a tenant only break at the expiry of the 5th year. The lease will be in the name of Steer Automotive Group Limited.

COVENANT INFORMATION

Steer Automotive Group Limited company number 08239702. Full accounts available on request.

GUIDE PRICE

Offers are invited for the freehold interest based on a sale and leaseback to Steer Automotive Group Limited.

RATEABLE VALUE

The property is described as Vehicle Repair Workshop and Premises with a current rateable value is £78,000 with rates payable in 2022-2023 of circa £40,000 pa. We advise these figures are verified with the local authority.



VAT

Figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs in this matter.

ENERGY PERFORMANCE RATING

The Energy Performance Certificate has a rating of D (89). A copy is available on request.

FOR FURTHER INFORMATION/VIEWINGS CONTACT BURSTON COOK:-

Tom Gibbons

tg@burstoncook.co.uk

01934 261 828

07880 207 887

Chloe Burston

chloe@burstoncook.co.uk

0117 314 9952

07764 944 406



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