Investment

FOR SALE

42/42a, Cove Road, Farnborough, GU14 0EN

Retail investment

Summary

Tenure	For Sale
Price	Offers in the region of £230,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Hairdresser and barber retail units
- Prominent location in established retail area
- Selection of retail and residential ground rents

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DESCRIPTION

The sale comprises 2 parcels of property. 42/42a Cove Road comprises a ground floor front hair salon, and separate rear barbers unit, both leased on standard commercial terms. It includes ground rent income from the residential flat above.

In respect of 42/42a Cove Road, the front retail unit produces £13,500 per annum exclusive, with £5,000 per annum from the rear barber unit (held separately).

The overall income is just over £18,650 per annum.

LOCATION

42 COVE ROAD
Ground Floor - held under lease until 29 April 2027 at £13,500 per annum
Ground Floor Rear - the current lease is currently being renewed at a rent of £5,000 per annum exclusive.
First Floor Residential Flat - held under 125 year lease from 01 January 2007 at £150 per annum ground rent.

TERMS

The freehold interest is For Sale. Offers invited in the region of £230,000. VAT is not payable on the transaction.

RATEABLE VALUE

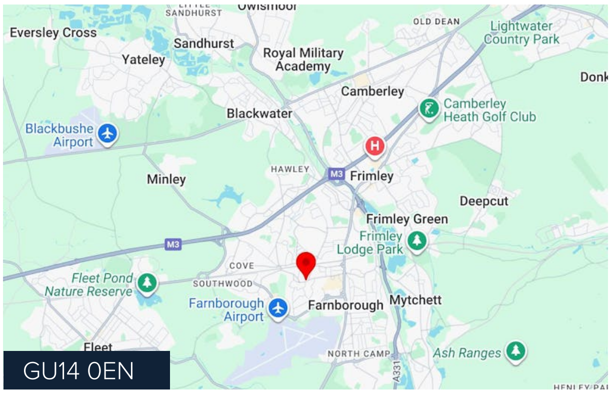
Full details upon application.

EPC

There are various EPC's, available upon application.

LEGAL FEES

Each party to meet their own legal costs incurred in the transaction.



GU14 0EN

Viewing & Further Information

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