



ParkSteele

Chartered Surveyors & Commercial Property Agents

01252 717979

MIXED USE INVESTMENT (PART VACANT) **FOR SALE**



**RUSHMOOR GARAGE
TILFORD ROAD
RUSHMOOR
FARNHAM
GU10 2EP**

Whilst these particulars are believed to be correct they do not form part of any contract.
The condition of the building systems or their continuing operation have not been checked. All prices quotes are net of VAT.

LOCATION: The premises enjoy a commanding position on the busy Tilford Road running south from Farnham to the A3 at Hindhead with Haslemere beyond. There is a local shop and post office next to the showroom.

Farnham and Haslemere both offer a range of shopping, social and recreational facilities including between them Waitrose, Sainsbury's, Tesco and Lidl supermarkets. Both towns have mainline stations (Alton to Waterloo and Portsmouth to Waterloo lines).

DESCRIPTION: A prominent showroom with forecourt to front and rear along with residential above on First and Second Floors with their own separate parking to the rear.

The property is of traditional construction with brick elevations relieved by uPVC double glazed windows under a pitched tile covered roof.

Ground Floor Office/Retail/Showroom 98.20 SQ M (1,057 SQ FT)

First Floor & Second Floor Self-Contained Flats with Independent Entrance Each Comprising:

First Floor Flat 2: Sitting Room, Fully Fitted Kitchen, Utility Cupboard, Three Bedrooms, Bathroom with Bath and Separate Shower Cubicle. Gas Fired Central Heating. One Parking Space.

Second Floor Flat 1: Sitting Room, Fully Fitted Kitchen, Bedroom, Bathroom with Bath and Separate Shower Cubicle. One Parking Space. Gas Fired Central Heating. One Parking Space.

AMENITIES:

- * Prominent Location
- * Mixed Use Investment
- * Showroom with Capacity for Six Cars
- * Extensive Forecourt/Outside Display Area for 18 Cars

TENURE: Freehold, subject to the current tenancies.

The Ground floor is currently vacant and available to let.

The two flats are let on Assured Shorthold Tenancies as follows:

The First Floor Flat is let on an Assured Shorthold Tenancy for one year from 17 October 2024 at the current Rent of £1,500 per month (£18,000 per annum).

The Second Floor Flat is let on an Assured Shorthold Tenancy at the current rent of £1,000 per month (£12,000 per annum), originally for a year from 2 September 2019 and now rolling on a month-to-month basis.

PRICE: Offers in the region of £925,000 Freehold.
The property is not elected for VAT and so this will not be charged on the sale price.

RATES:

Ground Floor Rateable Value £15,250 payable at 49.9p in the £ (2025/2026)
Some Occupiers in Retail, Leisure and Hospitality may currently benefit from discounts/concessions in their Business Rates payable.

Flat 1 Council Tax – B

Flat 2 Council Tax – C

EPC:

Ground Floor: B 38

First Floor Flat : C 71

Second Floor Flat: C 69

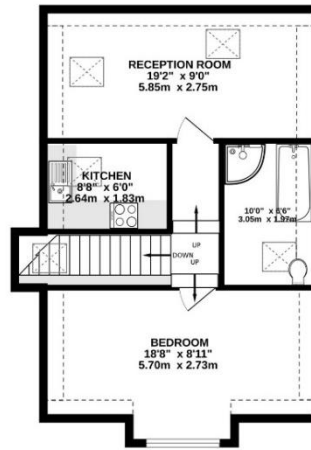
VIEWING:

By appointment through sole agents **Park Steele 01252 717979**

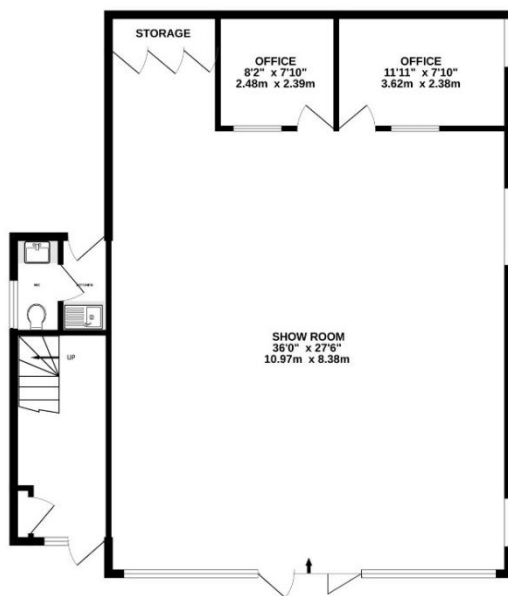
Anti-Money Laundering Regulations. We are required by law to request and obtain additional information in respect of identity for purchasers and tenants in any transaction.



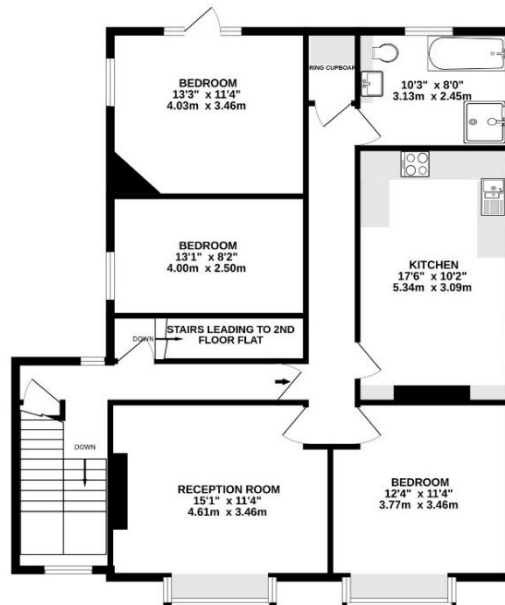




2ND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



GROUND FLOOR
1083 sq.ft. (100.6 sq.m.) approx.



1ST FLOOR
1184 sq.ft. (110.0 sq.m.) approx.



TOTAL FLOOR AREA : 2841 sq.ft. (263.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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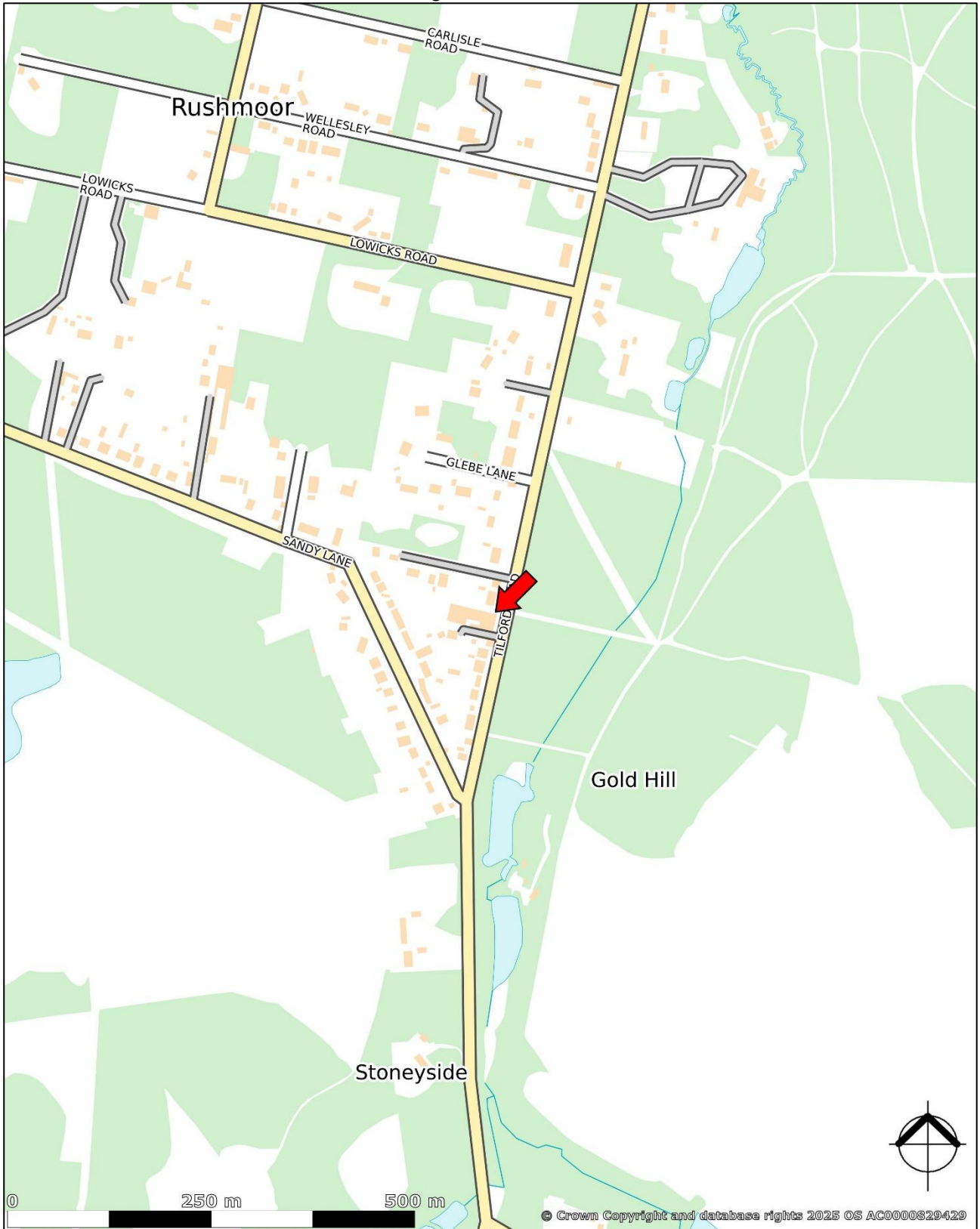
Rushmoor Garage, Tilford Road, Rushmoor (Three Titles)



Please do not Scale



Rushmoor Garage, Tilford Road, Rushmoor



Rushmoor Garage, Tilford Road, Rushmoor

