

Farnborough – 8/10 Bridge Road, Hampshire GU14 0HS
Freehold Retail & Residential Ground Rent Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Farnborough – 8/10 Bridge Road, Hampshire GU14 0HS

Freehold Retail & Residential Ground Rent Investment



Investment Consideration:

- Purchase Price: POA
- Rental Income: £14,000 p.a.
- Asset management opportunity
- VAT is NOT applicable to this property
- Comprises double fronted retail shop at ground floor and 2 x 2-bedroom flats (sold-off) at first and second floor
- Entire front parking area and entire rear yard area included in the sale
- Property benefits from 2 allocated garages at rear
- Nearby occupiers include Tesco Express, Pharmacy, Restaurant, Estate Agents and Esso Petrol Station, amongst others.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 8-10 (Ground Floor)	Double Shop: 100 sq m (1,076 sq ft) Retail Area, Office, Store, Kitchen, WC	Debra*	5 Years from 6 June 2009 (Holding Over)	£14,000	Note 1: FRI Note 2: Lease includes 2 garages at rear of the property
No. 8A (First/Second Floor)	Residential Flat: 77 sq m (829 sq ft) 2 Bedrooms, Kitchen, Living Room, Bathroom/WC	Individual	999 Years from September 2021	Peppercorn	
No. 10A (First/Second Floor)	Residential Flat: 74 sq m (796 sq ft) 2 Bedrooms, Kitchen, Living Room, Bathroom/WC	Individual	999 Years from September 2021	Peppercorn	

*Note - Debra has over 100 charity shops in the UK with the Countess of Wessex as patron. (www.debra.org.uk)

Total **£14,000**

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Property Description:

The property comprises double fronted retail shop at ground floor and 2 x 2-bedroom flats (sold-off) arranged over first and second floor. The property includes 2 lock up garages at rear, as well as entire front parking area and entire rear yard area.

The property provides the following accommodation and dimensions:

No. 8-10 Ground Floor: Double Shop 100 sq m (1,076 sq ft)
Retail Area, Office, Store, Kitchenette, WC

No. 8A First/Second Floor: Residential Flat 77 sq m (829 sq ft)
2 Bedrooms, Kitchen, Living Room, Bathroom/WC

No. 10A First/Second Floor: Residential Flat 74 sq m (796 sq ft)
2 Bedrooms, Kitchen, Living Room, Bathroom/WC



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Tenancy:

The Retail Shop is at present let to Debra* for a term of 5 years from 6 June 2009 (Holding Over) at a current rent of £14,000 per annum and the lease contains full repairing and insuring covenants.

Flat No. 8A has been sold on long leasehold for a term of 999 Years from September 2021 at a ground rent of peppercorn.

Flat No. 10A has been sold on long leasehold for a term of 999 Years from September 2021 at a ground rent of peppercorn.

*Note - Debra has over 100 charity shops in the UK with the Countess of Wessex as patron. (www.debra.org.uk)



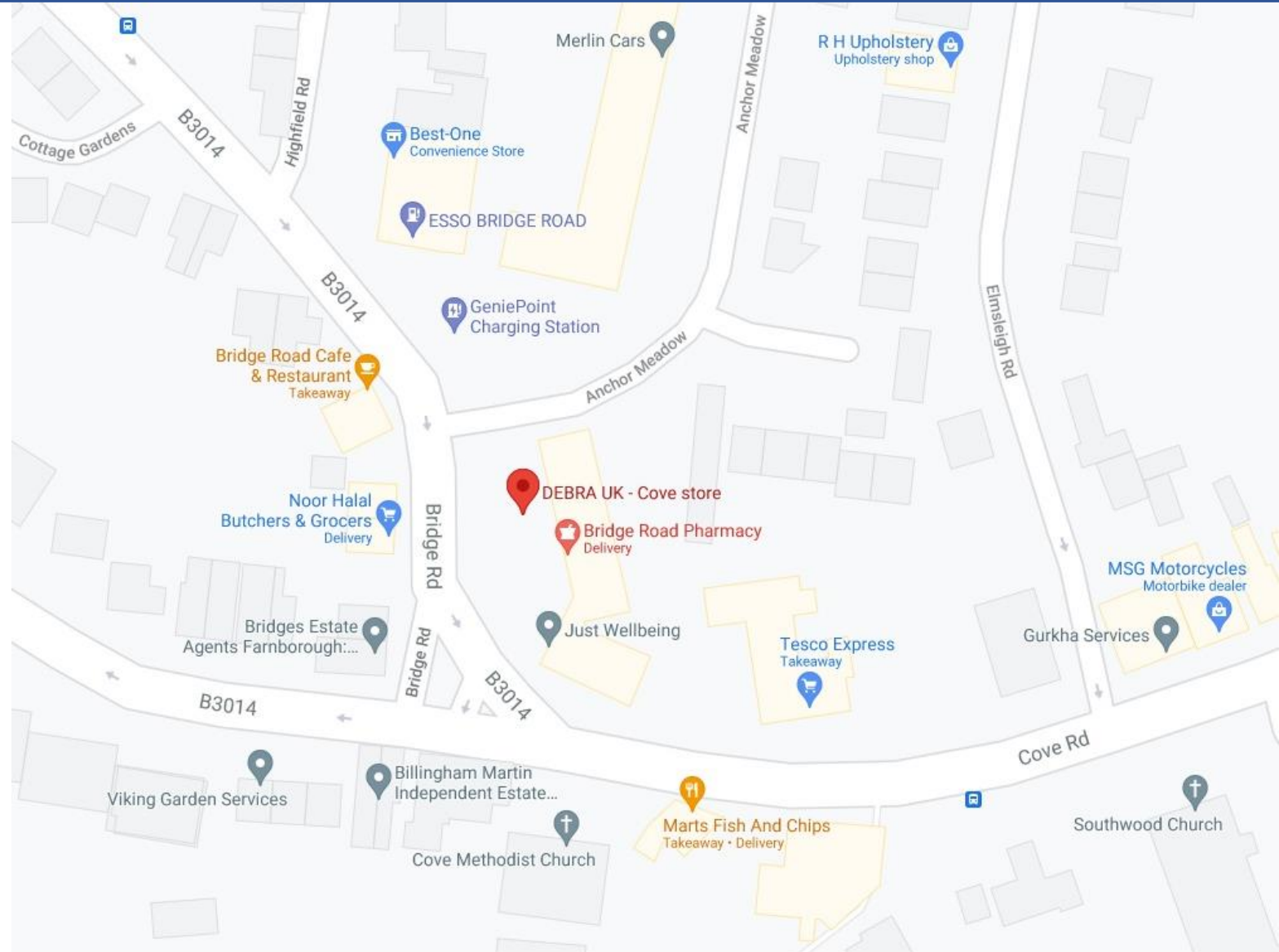
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Location:

Farnborough is a town in northeast Hampshire, England, part of the borough of Rushmoor and the Farnborough/Aldershot Built-up Area. Farnborough is near junctions 4 and 4a of the M3 motorway. The A325 enters the town from Frimley to the north, and continues into Aldershot to the south. The A331 runs north to south along the east side of the town. Farnborough is served by three railway stations, the busiest of which is Farnborough (Main) railway station on the South Western Main Line from London Waterloo to Basingstoke and beyond. Farnborough North railway station and North Camp railway station are both on the North Downs Line between Reading and Gatwick. North Camp station is a short distance over the county border, in the Surrey village of Ash Vale. The property is well located in a popular and busy local suburban retail area. Nearby occupiers include Tesco Express, Pharmacy, Restaurant and Esso Petrol Station, amongst others.



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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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