

Aldershot – The White Lion, 20 Lower Farnham Road GU12 4EA  
Freehold Public House Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



# Aldershot – The White Lion, 20 Lower Farnham Road GU12 4EA

## Freehold Public House Investment



### Investment Consideration:

- Purchase Price: £500,000
- Vacant possession
- ERV: £36,000 p.a. GIY: 7.20%
- VAT is NOT applicable to this property
- Comprises ground floor public house with 2-bedroom owner`s accommodation above
- Property benefits from outside seating area at front and one parking space at rear
- Nearby occupiers include Sainsbury Local, McDonalds and KFC, amongst other retailers.



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### Property Description:

The property comprises corner two-storey building arranged as a ground floor pub with 2-bedroom owner`s accommodation above, providing the following accommodation and dimensions:

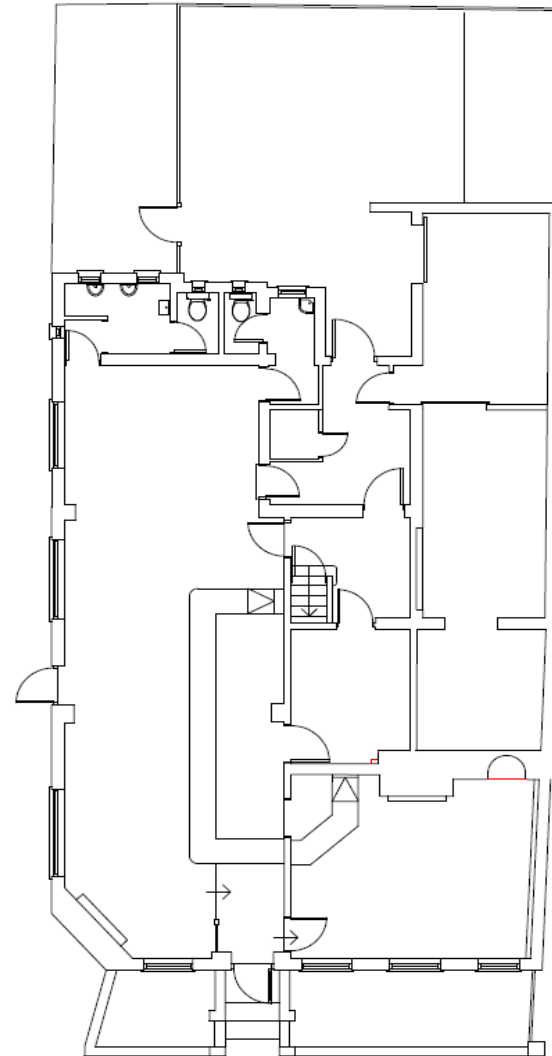
Ground Floor: Public House 147 sq m (1,582 sq ft)  
bar, open plan seating area, storage, WCs

First Floor: Manager`s Flat 103 sq m (1,108 sq ft)  
two double bedrooms, kitchen, lounge, bathroom/WC

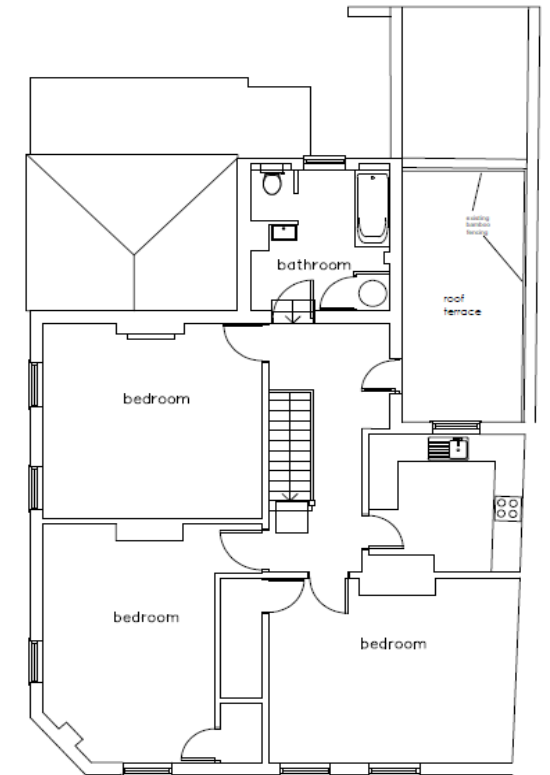
**Total net internal size: 250 sq m (2,690 sq ft)**

### Tenancy:

The property is at present vacant. ERV: £36,000 per annum.



GROUND FLOOR



FIRST FLOOR

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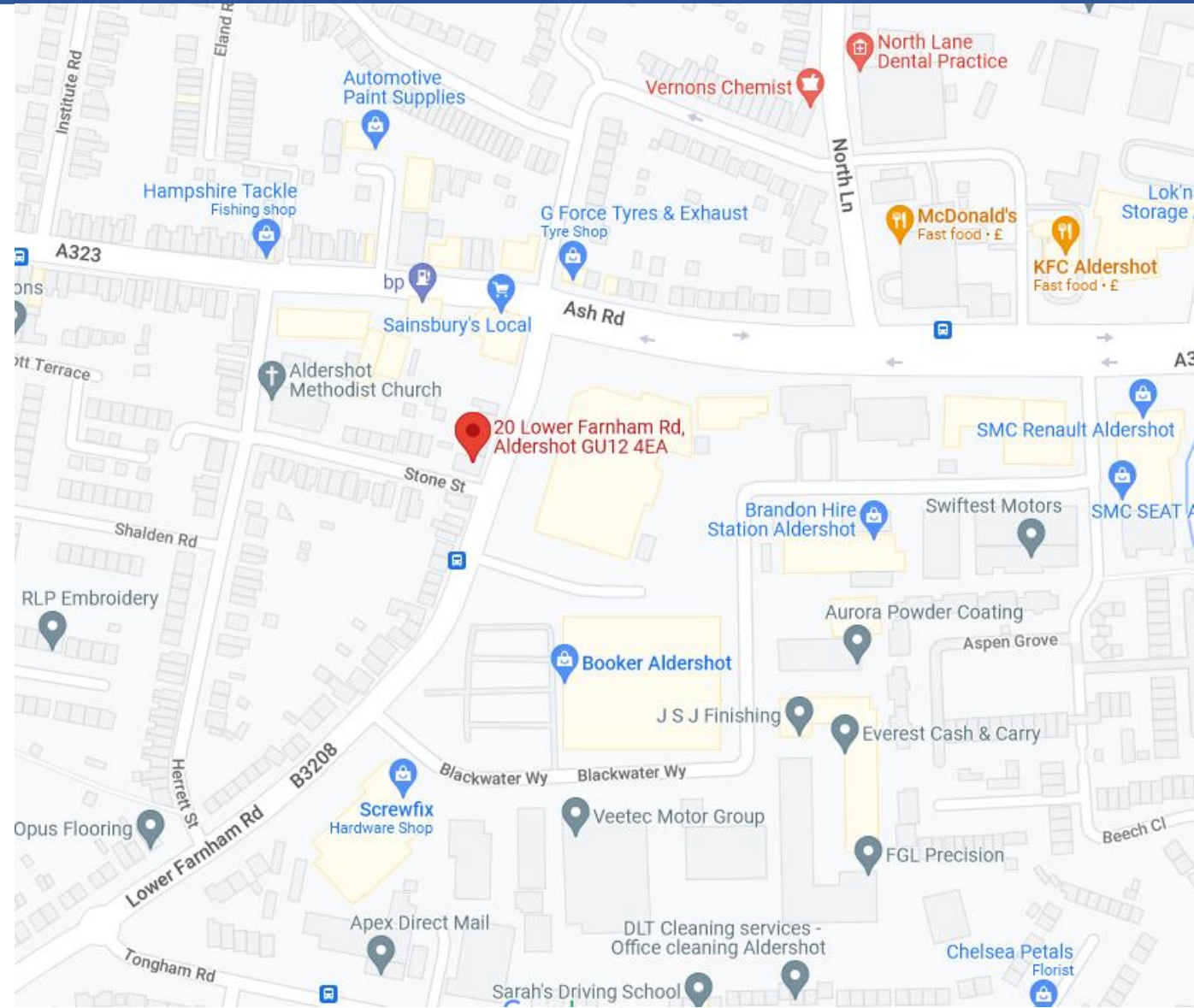
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### Location:

Aldershot is a commuter town in Hampshire, approximately 10 miles west of Guilford, 23 miles east of Basingstoke and 4 miles north east of Farnham. The property is located to the south of the A323, which provides direct access to the A331. The immediate area is predominantly residential while Blackwater trading estate is located opposite the property. Nearby occupiers include Sainsbury Local, McDonalds and KFC, amongst other retailers.



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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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