

PROMINENT CLASS E
FREEHOLD FOR SALE
ALDERSHOT
30 WELLINGTON STREET



Description

Aldershot is a town in northeast Hampshire, England, widely known as the historic home of the British Army. Often referred to as the “Home of the British Army,”. Located near the border with Surrey, Aldershot forms part of the larger urban area that includes Farnborough and Camberley, benefiting from good transport links to London, approximately 35 miles to the northeast. In recent decades, Aldershot has undergone regeneration, including new residential and commercial developments, aimed at diversifying its economy beyond the armed forces.

The subject property is located on Wellington Street on the corner of Victoria Road. Nearby retailers include **Lloyds Bank, Ladbrokes, Greggs** and Cake Box. The property is located nearby to the entrance of The Galleries Shopping Centre which the property backs on to. Please refer to the attached copy of the street traders plan for further details.

Accommodation

The former NatWest premises are arranged as a ground floor banking hall with basement, first, second and third floors providing the following approximate areas:

Ground Floor Sales	1,046 sq. ft.	(97.18 sq. m)
Ground Floor Ancillary	453 sq. ft.	(42.09 sq. m)
Basement Ancillary	741 sq. ft.	(68.84 sq. m)
First Floor Ancillary	1,345 sq. ft.	(124.95 sq. m)
Second Floor Ancillary	772 sq. ft.	(71.72 sq. m)
Third Floor Ancillary	711 sq. ft.	(66.05 sq. m)
Total	5,068 sq. ft.	(471 sq. m)

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£310,000**.

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.

Subject to Contract

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£31,250
UBR (26/27)	0.382p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C 66. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**
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In partnership with:



For further information and to register and stay up-to-date with this property please click the image below.



