

**2,175 sq ft / 202 sq m**  
**Ground floor retail / storage**  
**with offices above (capable of separate**  
**occupation)**

# FOR SALE FREEHOLD



## 48 Camp Road, Farnborough, Hampshire GU14 6EP

- **Highly prominent corner location**
- **Storage area capable of conversion to retail unit**
- **New windows throughout**
- **Air conditioning and central heating**
- **Presented in good order throughout**

**01252 545848**

1 Alexandra Road ■ Farnborough  
Hampshire ■ GU14 6BU

## 48 Camp Road, Farnborough, Hampshire GU14 6EP

### LOCATION

The property occupies a prominent corner location at the junction of Queens Road and Camp Road, in the heart of the North Camp commercial / retail area of Farnborough, within close proximity to the Post Office, Boots the chemist, banks etc.

### DESCRIPTION

The premises currently provide a ground floor retail unit with ancillary accommodation, together with an extensive storage / warehouse area, accessed from a roller shutter loading door. It should be noted that this part of the property has previously been used for retail use, and is capable of separation or extension into additional retailing / retail unit.

The first floor is a fitted office suite, with the benefit of new windows, air conditioning, central heating etc. There is a private kitchen and wc facilities to the first floor, which is capable of separate occupation.

### ACCOMMODATION

#### Ground Floor

Overall area 1,464 sq ft 136 sq m

WC

#### First Floor

Overall area including 711 sq ft 66 sq m

Kitchen

WC

The unit has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition)

### TERMS

The property is available for sale freehold.

### PRICE

£260,000 for the freehold interest.

### RATES

Further details upon application.

### LEGAL COSTS

Each party to pay their own legal costs arising out of the transaction.

### OCCUPATION

Occupation upon completion of legal formalities.

### VIEWING

Strictly by appointment only through:

**Neil Hockley – HOLLIS HOCKLEY** 01252 545848 [nph@hollishockley.co.uk](mailto:nph@hollishockley.co.uk)

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NPH/02/12



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