

PROPERTY DETAILS

OFFICE INVESTMENT
FOR SALE

Location:	BORDON, HAMPSHIRE
Property:	8 Highview, High Street, Bordon GU35 0AX
Size:	1,827 Sq Ft (169 Sq M)



- Net Income £17,328 pa rising to £18,270 pa
- Price £230,000 Excl
- Recently refurbished and let
- Effectively FRI leases
- 10 parking spaces

CHARTERED SURVEYORS
AND PROPERTY CONSULTANTS

Ryjas House
Farnham
Surrey GU10 4RG
www.traynorryan.co.uk



Location

Central Bordon Location

- A3: 7 Minutes
- A31: 15 minutes
- Farnham 8 miles
- Guildford 23 Miles
- Petersfield 11 Miles

Description

This modern mid terraced property offers open plan offices on ground and first floors. The buildings are newly redecorated and carpeted, with recently fitted services, alarm panels, and sanitary fittings. Central heating, double glazing, perimeter trunking.

Floor Areas

The property has been measured in accordance with RICS Property Measurement Standards, 1st edition and has the following NIA Office floor area:

	Sq Ft	Sq M
1st Floor	942	87.56
Grd Floor	885	82.21
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	1827	169.8

Price

£230,000 (plus VAT if applicable)

Tenancies

	Ground Floor	First Floor
Tenant:	Ess Ltd	Safety Let Ltd
Term:	June 2016 - 2019	November 2016 - 2021
Rent :	£8,850	£8,478 rising to £9,420
Notes:	FRI, Outside the Act, No breaks.	

Business Rates

The Valuation Office <http://www.voa.gov.uk> indicates a Rateable Value (RV): £7,400 (Gnd) and £7,900 (1st)

No business rates are payable by small tenants.

Viewing

Viewing strictly by appointment through sole agents
Contact Warren Traynor.

01252 794144

wt@traynorryan.co.uk

Costs

Each party to bear their own costs



Misrepresentation Act: These particulars are provided without authority and are believed to be correct but cannot be guaranteed. Any loss or liability arising from their use is excluded. **Finance Act:** All prices and or rents may be subject to added VAT and land taxes. No services are tested. All content rents and prices stated subject to contract. **EPC: C65 Published: April 2017**