

# INDUSTRIAL UNIT

## FREEHOLD INVESTMENT FOR SALE

3,862 sq ft (358.79 sq m)

**UNIT 3, PEGASUS COURT, NORTH LANE,  
ALDERSHOT, HANTS, GU12 4QP**

Price - £480,000



commercial property consultants

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Regulated by RICS

- ▶ Lease expiry 24 December 2023
- ▶ Modern building
- ▶ Prominent North Lane location
- ▶ Nine car parking spaces
- ▶ Income £33,500 per annum exclusive

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## LOCATION

Pegasus Court is situated in North Lane, the principle industrial area in Aldershot. The Scheme is a short distance from the Aldershot Interchange on the Blackwater Valley Relief Road (A331) which provides easy access to the M3 (J4) and the A31 Hog's Back (A3) to the South.

## DESCRIPTION

The scheme comprises a courtyard of 21 units with a one-way estate road providing access to each property. Unit 3 is at the end of a terrace with car parking at the front and to the side.

## SPECIFICATION

The property is of steel frame construction incorporating brick and profile clad elevations under a pitched steel clad roof.

## AMENITIES

Electric loading doors

6m eaves height

Three phase electricity

Warm air heating

Gas connection

Double glazed aluminium frame windows

Kitchen and lavatory facilities

Mezzanine floor

## ACCOMMODATION

The gross internal floor area of the property can be summarised as follows:-

Ground floor	2,855 sq ft	(265.24 sq m)
Mezzanine		
Offices	520 sq ft	(48.31 sq m)
Storage	487 sq ft	(45.24 sq m)
	<b>3,862 sq ft</b>	<b>(358.79 sq m)</b>

## LEASE

For a term of 10 years from 25 December 2013 on full repairing and insuring terms.

## BUSINESS RATES

We are advised by the Local Authority that the Rateable Value is £26,820 (Standard UBR 2017/18 47.9p in the £).

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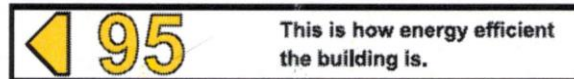
## COVENANT

Imprint is a family business which has been in trading since 1982. The company has proved to be responsible and reliable throughout the term of the lease.

## PRICE

£480,000 for the freehold. VAT will be charged on the purchase price.

## EPC RATING



## LEGAL COSTS

Each party is to be responsible for its own legal costs.

## VIEWING

Strictly by appointment with the Sole Agents, Clare & Co:

01252 710744 / [sales@clareandcompany.co.uk](mailto:sales@clareandcompany.co.uk)

## REF NO

I/84/12/17

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