

FOR SALE WITH VACANT POSSESSION

On instructions of
The Co-operative Group

21-23 Plough Road,
Yateley GU26 7UW

- Long leasehold for sale with Vacant Possession.
- Former Co-op supermarket with loading access at the rear, a substantial glazed frontage and 45 demised car parking spaces.
- Wealthy local population of 20,300 (2021 Census).
- In a predominately residential area, opposite Texaco petrol station and adjacent to local retail parades.
- **Offers in excess of £695,000 excl. VAT** are invited on an unconditional basis, subject to contract.



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SUBJECT TO CONTRACT

FOR SALE

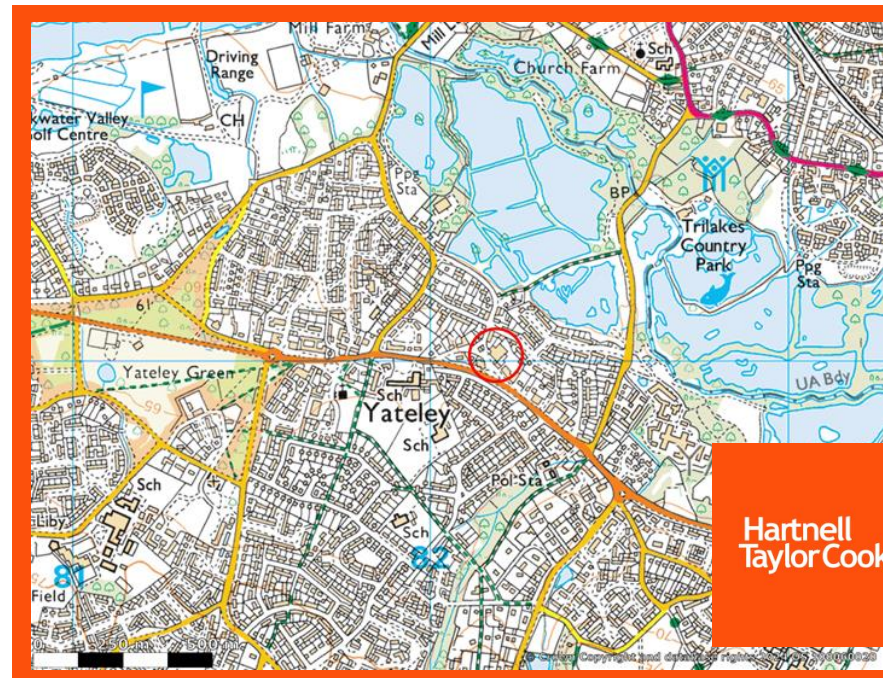
21-23 Plough Road, Yateley, Hampshire, GU46 7UW

Location

- The property is located on Plough Road, Yateley, just off Reading Road (B3272) that connects directly to the main A30 trunk road and M3 into London.
- The site is 3.1 miles from Junction 4A of the M3, which serves the densely populated towns in the “Golden Triangle” of the west of Surrey, north of Hampshire and south of Berkshire. The closest town is Sandhurst, which is home to the renowned Royal Military Academy.
- Sandhurst Railway Station is 0.8 miles from the property, with direct services to London, Reading, Guildford, Redhill and Gatwick Airport.
- The property is on Plough Road, opposite the Texaco petrol station and adjacent to Pembroke Parade and Rosebank Parade, which are the principal retail provision for Yateley, comprising mainly independent retailers.
- The immediate surroundings are a busy residential neighborhood with a variety of local amenities, businesses and schools.

Description

- The premises comprise of the ground floor and part first floor of a 3-storey building, the remainder of which is residential flats. To the rear of the premises is a large car park; the property benefits from rights in the long lease to 45 demised car spaces.
- The ground floor is vacant retail sales and ancillary/ loading, comprising main sales floor, with a loading bay, goods handling area, goods lift and stairs to the first floor, to the rear.
- The first floor is storage, offices and plant space. The storage area has been stripped to shell, with the remainder of the space still divided as a number of partitioned rooms used as offices and staff facilities with WC's.
- The site has access to all mains services.
- The demised car parking spaces and substantial loading bay are located to the rear of the premises. Parking is in delineated spaces within the area outlined in blue on the site plan attached.



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Accommodation

	M/Sq.M	Ft./Sq.Ft.
Shop depth	35.00 m.	114ft. 10ins.
Internal width	20.94 m.	68ft. 8ins.
Ground floor	836.00 sq.m.	9,000 sq.ft.
Loading bay	74.04 sq.m.	797 sq.ft.
First floor	311.88 sq.m.	3,357 sq.ft.
Total:	1,221.92	13,154

Tenure

- The property is held on a 999 year lease from 03.06.1975, expiring 02.06.2974, at a peppercorn rent.
- The land edged green on the site plan is held on a separate lease for a term of 20 years from 17.12.2004, expiring 16.12.2024, at a rent of £9,769 per annum.
- The permitted use for the short lease is as a pedestrian walkway for fire escape purposes.

Planning

- The premises have Class E use under the Town and Country Planning (Use Classes) Order 2020. Interested parties are advised to make their own enquiries should a change of use be required.



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Price

£695,000 (Six Hundred & Ninety Five Thousand Pounds) excl. VAT, subject to contract, for the benefit of the two leases.

Anti Money Laundering Procedures

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

VAT

We understand the property is registered for VAT.

Contact

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SUBJECT TO CONTRACT

Date of Production January 2025

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