

## FREEHOLD PUB FOR SALE

Aldershot, GU11

**VICTORIA, 135 – 139 VICTORIA ROAD, ALDERSHOT, HAMPSHIRE, GU11 1JW**

- Town centre location.
- Trade patio to the rear.
- Three bedroom flat on the first floor.
- Site area approx. 204 sq m (2,204 sq ft)

**FREEHOLD****UNCONDITIONAL OFFERS INVITED** (plus VAT if applicable)**SUBJECT TO CONTRACT** - Sole Selling Agents

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## Location

The property is positioned in the heart of Aldershot town centre fronting Victoria Road close to its junction with Heathland Street. The area is administered by Rushmore Borough Council. The immediate area comprises retail and a number of licensed retailers are within close proximity. Aldershot Railway Station is approximately 500m to the south east.

## Description

The pub occupies a mid terrace position and forms part of a two storey building with painted rendered elevations beneath a pitched clay tiled covered roof. There is a trade yard to the rear as well as access to one of the side streets for deliveries.

Internally the pub configuration is as follows:

<b>Basement</b>	Cold beer store with ancillary storage areas.
<b>Ground floor</b>	Trading area is deceptively large, with a side servery, customer WC's and a commercial trade kitchen.
<b>First floor</b>	Only one section of the first-floor forms part of the demise. It comprises a three-bedroom manager's flat with living room, kitchen and bathroom.

Using the Online Promap measuring system we calculated;

<b>Site Area</b>	204 sq m (2,204 sq ft)
<b>Building Footprint</b>	204 sq m (2,204 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Services

We are advised that the property is connected to all mains services.

## Licensing

From enquiry of the Rushmore Borough Council it is understood the property has a Premises Licence permitting the sale of alcohol from 09.00am until 11.00 pm Monday to Wednesday; 09.00am until midnight on Thursday and Sunday; and from 09.00am until 02.00am on Friday and Saturday.

## Planning

From informal enquiry of the Rushmore Borough Council it has been established that the property is neither listed nor situated within a conservation area.

## Rating Assessment

The property is listed as a public house and premises and has a rateable value of £72,500 with effect from April 2017.

## EPC

An EPC report is available upon request.

## Viewing

Neither staff or customers are aware that the property is being marketed. Prospective purchasers are requested to undertake discrete customer viewings in the first instance. Please do not engage in conversation with any customers or staff regarding this sale.

For further information, please contact James Grimes or Annabel Magnay on Tel: 020 7836 7826 or Email: [james.grimes@agg.uk.com](mailto:james.grimes@agg.uk.com) / [annabel.magnay@agg.uk.com](mailto:annabel.magnay@agg.uk.com)



Google Maps. Not to scale - Provided for indicative purpose

