

# Lot 7 By Order of the Mortgagees Not In Possession

117 High Street, Aldershot,  
Hampshire GU11 1TT

\*GUIDE PRICE: £50,000



**GROUND FLOOR RETAIL UNIT WITH  
POTENTIAL**

This mid terraced shop unit is situated with frontage onto the south side of High Street (A323), the main thoroughfare through Aldershot town centre with its many shopping and recreational amenities, between Station Road and Pickford Street. Aldershot main line railway station is within 0.5miles distance. The property is understood to have a current user class of A2 use. Planning permission was granted under Ref: 01/00795/COU on 10.12.2001 (now lapsed) for change of use of ground floor office to one x two bedroom flat. Prospective purchasers must rely upon their own enquiries. The property is being sold with the mortgagee is NOT in possession and therefore viewings cannot be carried out.

### ACCOMMODATION

According to the VOA website the property comprises:

**Ground Floor:** Retail Zone A 20.20m<sup>2</sup> (217.4ft<sup>2</sup>)

**Ground Floor:** Retail Zone B 4.96m<sup>2</sup> (53.4ft<sup>2</sup>)

**Ground Floor:** Office 11.07m<sup>2</sup> (119.2ft<sup>2</sup>)

**Total area:** 36.23m<sup>2</sup> (390ft<sup>2</sup>)

**TENURE** Leasehold 999 years from 01.08.2002 with £100 pa ground rent

**NOTE** The mortgagee is NOT in possession and access is not available. The property is to be sold without possession and subject to any tenancies/occupancy in place at the time of sale.

### LOCAL AUTHORITY & TAX RATING

Rushmore Borough Council: 01252 398399 Council

Rateable Value: £2,375

**VAT** Refer to the Special Conditions of Sale

### VIEWING TIMES

External viewings only

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN