

# Lot 20

£42,000 Per Annum Exclusive

## 28 & 30 Union Street, Aldershot, Hampshire GU11 1EW Two Freehold Retail Investments



### Key Details

- Part let to Salvation Army Trading Company until 2026
- Part let to British Heart Foundation on a new renewed lease
- Prominent Pedestrianised Location
- Nearby occupiers include McDonald's, EE, Specsavers, KFC, Halifax, Savers and Holland & Barrett
- Future redevelopment potential

### Location

**Miles:** 33 miles south-west of London  
9 miles west of Guildford  
20 miles south-east of Reading

**Roads:** A31, M3, M25, M4

**Rail:** Aldershot Rail

**Air:** London Heathrow, London Gatwick,

### Situation

Aldershot is a popular London commuter town, with strong communication links via the M3 and M25, and benefits from its substantial military base. The property is prominently situated on the north side of the pedestrianised Union Street, close to the Wellington Shopping Centre which houses occupiers including WH Smith, Lidl, Boots, Wilko and Sports Direct. Other nearby occupiers include McDonald's, EE, Specsavers, KFC, Halifax, Savers and Holland & Barrett.

### Description

The property comprises two ground floor retail units both with first floor ancillary accommodation.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Bands E & D. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk)

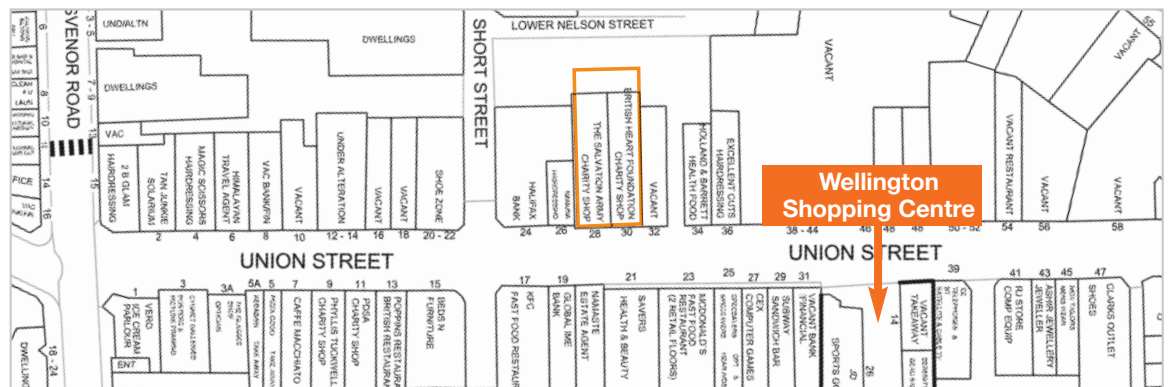
## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	(Reversion)
No. 28	Ground First	Retail Ancillary	147.23 sq m (1,585 sq ft) 24.10 sq m (259 sq ft)	SALVATION ARMY TRADING COMPANY LIMITED (1)	10 years from 09/03/2016 (2)	£22,000	(08/03/2026)
No.30	Ground Retail	Retail Ancillary	157.58 sq m (1,696 sq ft)	BRITISH HEART FOUNDATION (3)	5 years from 7/10/2020 (4)	£20,000 (5)	(06/10/2025) (4)
<b>Totals</b>			<b>328.91 sq m (3,540 sq ft)</b>			<b>£42,000</b>	

- (1) For the year ending 31st March 2019, Salvation Army Trading Company Limited reported a turnover of £54,317,884, a pre-tax profit of £6,753,953 and shareholders funds of £17,291,528 (Source: NorthRow 14/01/2021).
- (2) The option to determine on 09/03/2021 has NOT been exercised in exchange for 6 months rent free from March 2021. The Seller will top up the rent, so the purchaser will effectively receive £22,000 per annum from completion of the sale.
- (3) British Heart Foundation trade from 750 shops nationwide (Source: [www.bhf.org.uk](http://www.bhf.org.uk))
- (4) Tenant option to determine at the end of years 3 & 4 upon 6 months notice
- (5) Rent rebased from £30,000 per annum

### Planning

The property may benefit from future redevelopment for a variety of uses, subject to all necessary consents/permissions and current tenancy. Interested Parties are referred to Rushmoor Council ([www.rushmoor.gov.uk](http://www.rushmoor.gov.uk))



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