



179 North Lane, ALDERSHOT, Hampshire GU12 4SY

£280,000 Freehold

JIGSAW ESTATES are pleased to bring to the market this investment opportunity for the freehold tenure of both 179 and 179a North Lane in Aldershot.

The property is situated approximately 1.4 miles from Aldershot station which runs regular services directly to London Waterloo. The surrounding area has been developed over recent years with planning applications submitted for further residential development planned across the road from the site.

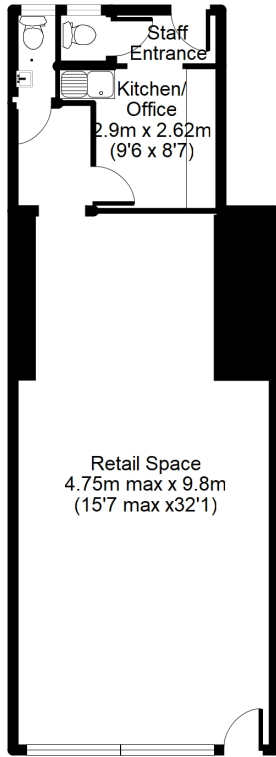
The commercial unit is currently vacant and includes a retail space, cloakroom and office to the rear. Above, is a two double bedroom maisonette that occupies both first and second floors. The maisonette which is also currently vacant and has potential to be split into two, one bedroom apartments subject to gaining the usual planning permission. Viewings by appointment only.

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale.



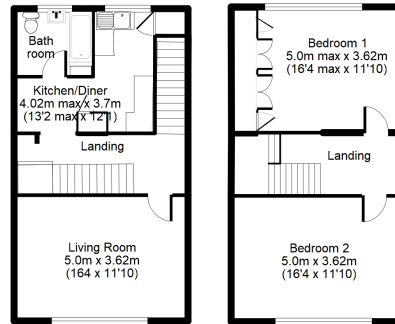
- INVESTMENT OPPORTUNITY
- 1 X TWO BEDROOM
MAISONETTE ABOVE
- COUNCIL TAX BAND = B

- GROUND FLOOR
COMMERCIAL UNIT
- REAR PEDESTRIAN ACCESS



Approx. Total Floor Area:
57 Sq M = 613 Sq Ft

Floorplan is for illustration purposes only.
All measurements are approximate and should be verified.

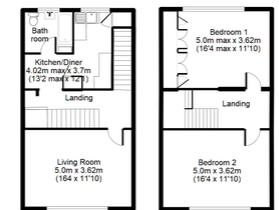


Entrance Hall at Ground Level

Approx. Total Floor Area:
97 Sq M = 1044 Sq Ft

Floorplan is for illustration purposes only.
All measurements are approximate and should be verified.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Entrance Hall at Ground Level

Approx. Total Floor Area:
97 Sq M = 1044 Sq Ft

Floorplan is for illustration purposes only.
All measurements are approximate and should be verified.