



## 26 - 28 Grosvenor Road

Aldershot, GU11 3DP

£30,000 Per Annum

This landmark building presents a rare and versatile commercial opportunity. Currently arranged as two units, the primary space is an impressive double-fronted corner unit offering exceptional visibility to passing footfall. The adjoining unit, formerly used as an office, has its own WC and separate entrance, though the two spaces can easily be combined to create one larger open-plan unit if required.

The lower-ground level provides extensive storage, a kitchenette and two WCs. Previously operating as both a café and an office, the property is now offered to the market with planning consent already secured for restaurant use if needed (planning premium applies) —making it suitable for a wide range of business types.

#### Additional benefits include:

- Large basement/storage area
- Separate kitchenette and WCs
- Flexible layout across multiple levels
- Prime corner position with strong visibility

- Long lease available
- Share of insurance payable
- Versatile space
- Superb position
- Available now
- Planning in place for a restaurant
- Planning Premium applies for restaurant use
- EPC - C 54
- Rates TBC by Rushmoor
- Floorplans for guidance only

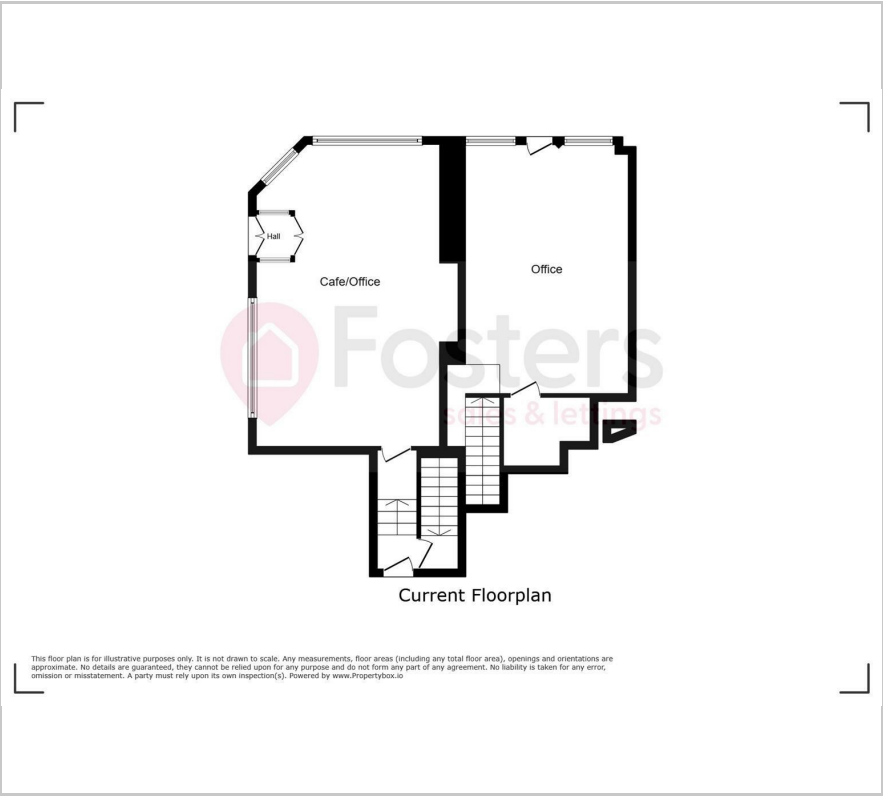
### Viewing

Please contact our Fosters Lettings Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.





Floor Plan



Area Map



Energy Efficiency Graph



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