

TOWN CENTRE INVESTMENT FOR SALE

(Occupier Business not Affected)

Ground Floor Business Premises with s/c Flat Above

78a High Street, Alton, Hampshire, GU34 1EN



- o Let to Warren Powell Richards Ltd (Estate Agents)
- o 10 Year Lease from 21 March 2021
- o £22,500 per annum exclusive rent, 5 yearly rent review
- o EPC – B Rated (42)
- o Outside Security of Tenure Provisions of the Landlord and Tenant Act
- o Adjacent to Private and Public Parking
- o Within 1/2 mile of mainline train station (London Waterloo)

Accommodation

(Measured in accordance with RICS Code of Measuring Practice)

GROUND FLOOR	Frontage	11 ft 6 in	3.5 m
	Internal Width	15 ft 1 in	4.6 m
	Built Depth	59 ft	18 m
	Total Net Internal Area	687 sq ft	63.8 sq ft
FIRST FLOOR	Self-Contained Flat		

Rates

Interested parties are advised to contact East Hampshire District Council.

EPC

An Energy Performance Certificate has been undertaken and is available on request. The rating is B (46) on a scale from A to G.

Lease

The whole premises are let to Messrs Warren Powell Richards Ltd on the basis of a 10 year lease from 21 March 2021, due to run to 2031. The current rent is £22,500 per annum exclusive, subject to 5 yearly rent review. There is a tenant option to break, subject to 6 months prior written notice at March 2026.

There is permission for the tenant to let the s/c flat separately, on the basis of an Assured Shorthold Tenancy.

Note

The tenant business is not affected.

Terms

The freehold investment is available with a guide price of £300,000

Viewing

Strictly by appointment with **Glanfield Holmlund, Tel: 01420 544117, Mob: 07785 346709, Email: glanfield.holmlund@talk21.com**

Map

Map available on request

Misrepresentation act 1967: Whilst all the information in these particulars is believed to be correct neither the agents nor their clients guarantee its accuracy nor is it intended to form part of any contract. The areas quoted are approximate.

Finance act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or leasees must satisfy themselves as to the incidence of VAT in respect to any transaction.

Anti Money Laundering: To comply with Anti Money Laundering Regulations, Glanfield Holmlund undertake ID checks for all successful purchasers and tenants where legislations require us to do so.