

TOWN CENTRE INVESTMENT OPPORTUNITY FOR SALE

(All occupier businesses unaffected)

Units 1-4, Victoria Mews, Fleet Road, Fleet, GU51
3PD



- o Current Rental Income £80,200 per annum exclusive
- o Pre-agreed uplift at 7 December 2024 to £85,200 per annum exclusive
- o Modern Construction from 2003
- o Frontage onto Fleet Road, rear vehicular servicing
- o Within 1/2 mile of Fleet Railway Station, less than 3 miles to M3 junction 4a.
- o Constant exposure to vehicular traffic
- o Nearby occupiers include Sainsburys Supermarket

Tenancy Schedule

	<u>TENANTS</u>	<u>LEASE START DATE</u>	<u>LEASE EXPIRY DATE</u>	<u>BREAK CLAUSE</u>	<u>CURRENT RENT PASSING PER ANNUM</u>	<u>NEXT REVIEW DATE</u>	<u>BASIS OF REVIEW</u>	<u>OTHER COMMENTS</u>
<u>Unit 1 and Part Unit 2</u>	Countrywide Estate Agents	1 May 2018	30 April 2028	30 April 2023	£35,000	1 May 2023	Upward only	Vat payable on rent. Recharge service charge. £200 head rent payable reviewed 25 yearly. Head rent review 24 March 2030

<u>Unit 3 and Part Unit 2</u>	Untold Gaming Ltd	5 June 2020	4 June 2030	7 June 2025 6 months notice	£45,000	8 June 2025	Upward only RPI	Rising rent to £50,000 from 7 December 2024. The lease has recently been assigned following purchase of the business. There is a £15,000 rent deposit as well as personal Director guarantor.
<u>Unit 4</u>	PR Hillier, PJ Edwards, JK Edwards, DA Hillier	28 April 2006	29 June 2058	n/a	£200	24 Mar 2030	Formula RPI	Long leasehold sold. £200 head rent payable April reviewed 25 yearly. Next review 24 March 2030. Tenant pays rent 1 December and 1 June

Note

The Occupier Business is not affected by the sale.

EPC

An Energy Performance Certificate is available on request. The EPC is B on a scale from A to G.

Terms

The property is held on a 155 year lease from 1 July 2003, under which the head rent payable is £800 per annum plus service charge. The head rent is reviewed every 25 years on an RPI basis. Price guide available on request.

Viewing

Strictly by appointment with Glanfield Holmlund, Tel: 01420 544117, Mob: 07938556123, 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.