



Chiltern House And Yard House

Feathers Yard, May Place, Basingstoke, RG21 7NX

**Office/Retail/Part Owner
Occupier
Investment Opportunity**

5,057 sq ft
(469.81 sq m)

- Town Centre location.
- Current income £45,479 with built-in increases.
- Potential additional income of £19,000 pax.
- May sell as two buildings.

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Summary

Available Size	5,057 sq ft
Price	£675,000
Business Rates	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry

Description

The premises comprise two self-contained buildings. Chiltern House has the benefit of a tenant on the first floor and vacant possession on the ground floor.

Yard House is divided in four suites, with two suites on the ground floor and two on the first floor. There are communal facilities in the common parts of Yard House for that building, providing w/c facilities on the ground and first floors, and a separate kitchenette.

In addition, our client owns the car park in May Place where there is some additional income from the existing tenants with some spare spaces.

Location

Basingstoke is 45 miles to the south west of London adjacent to Junctions 6 & 7 of the M3 motorway. The M4 and Reading can be easily accessed via the A33. There is a frequent rail service to London Waterloo, with a journey time of approximately 45 minutes.

The property is situated between May Place and Feathers Yard with Chiltern House being accessed from Feathers Yard, and Yard House being accessed from May Place. These are in turn accessed from New Road via Red Lion Lane. The properties are therefore well located to benefit from not only the local authority car parking but all the town centre amenities, including access to the restaurants and shops in Festival Place and in the Upper Town Centre.

Tenancies

Please see the attached schedule.

Tenure

Freehold with the benefit of the income from the existing tenancy.

Anti Money Laundering

To comply with Anti Money Laundering regulations, Curchod & Co undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.

VAT

The property has not been elected for VAT. Please note the buildings could be purchased separately.



Viewing & Further Information

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**CHILTERN HOUSE/YARD HOUSE, MAY PLACE/FEATHERS YARD,
BASINGSTOKE, RG21 7NX**

CHILTERN HOUSE

TENANT	SIZE sq ft	LEASE	RENT	RATEABLE VALUE	EPC RATING	COMMENTS
1 ST Floor Exciting Escapes Ltd	1,100	10 years to 18/03/2028 The lease is out the Landlord & Tenant Act.	£10,129 to 3/23. £10,433 to 3/24. £10,746 to 3/25. £11,068 to 3/26. £11,400 to 3/27. £11,742 to 3/28.	£12,000	D – 85	The tenant is removed from liability for damp in the walls. The tenant pays 50% of the service charge. Rent deposit £1,500.
Ground Floor Vacant	1,056	Vacant	ERV £12,500	£10,500	D – 93	This suite requires refurbishment.

YARD HOUSE

TENANT	SIZE sq ft	LEASE	RENT	RATEABLE VALUE	EPC RATING	COMMENTS
Suite A Bethany Knox	725	5 years to expire on 25/4/27. The lease is outside the Landlord & Tenant Act.	£9,600 to 4/23 £10,800 to 4/25 There is an RPI rent review at 4.25.	£8,100	C - 66	There is a mutual break clause at the expiry of the 3 rd year in April 2025. S/C – 22.24% Rent deposit £2,700
Suite B Berkshire Ophthalmic Laboratories	775	Holding over	£15,162.96	£7,900	C - 66	Tenant is paying £400 per annum for 1 car parking space. S/C – 29.90% Rent deposit £5,000.
Suite C Compton Healthcare Ltd	675	3 years to 1/7/23. The lease is outside the Landlord & Tenant Act.	£6,750	£7,600	C – 66	The tenant is in arrears with rent and the landlord will be taking vacant possession. S./C – 18.09%
Suite D Coomber Rich Ltd	726	5 years to expire on 30.3.26 subject to a rent review on 1/4/24 and a tenant's only break on the same date.	£9,000 pax rising to £9,500 pax from 1/4/23.	£7,900	C – 66	The tenant is paying £900 per annum for a car parking space. Rent deposit £1,687