



## RETAIL INVESTMENT



**53 WINCHESTER ROAD, FOUR MARKS, ALTON,  
HAMPSHIRE GU34 5HG**

**FOR SALE**

The Gate House, 51 High Street, Hampton Hill, Middlesex TW12 1NH

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## **LOCATION**

The subject property is located on a very prominent position fronting onto the main A31 trunk road within the centre of Four Marks. The A31 runs between Farnham and Winchester. The premises are immediately adjacent to a Tesco Local store of which the subject property forms part. The village shopping area within which the unit is location has recently been refurbished by the Parish Council and has the benefit of free parking for shopping and visitors.

## **DESCRIPTION**

The investment comprises ground floor retail currently occupied as an extension of the Tesco Local store with the upper part being a self-contained residential flat. The property has the benefit of a long rear garden with extension/development potential.

## **ACCOMODATION**

### **Ground Floor**

Gross Frontage	-	4.85m	15'8"
Net Internal Frontage	-	4.2 m	13'9"
Retail Area	-	36.12 m <sup>2</sup>	390 ft <sup>2</sup>

### **First Floor**

Residential (not measured)	-	-	2 rooms
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## **TENURE**

The freehold is available subject to the following tenancy:-

The whole of the property is currently let to One Stop Stores Ltd (a wholly owned subsidiary of Tesco) for a term of 15 years from 9 September 2004 at a current rent passing of £8,100 per annum exclusive. The lease is on a full repairing and insuring basis. Rent reviews are upward only, to open market rent on 5 yearly basis. Next rent review due 9 September 2014. Lessee has option to break on 9 September 2014 subject to 6 months prior written notice.

## **PRICE**

The freehold investment is being offered for £135,000 (One Hundred and Thirty Five Thousand Pounds).

## **RATES**

The Rating Authority is East Hampshire District Council

The current assessment is in respect of both 53 and 55 Winchester Road (not owned & not included in this sale) - Rateable Value £25,000 @ 41.4p in £

## **LEGAL COSTS**

Each party to be responsible for their own legal and professional costs

## **VIEWING**

Strictly by appointment via joint agents:-

### **BAKER COMMERCIAL:**

Norval Law - Tel: 020 8783 9400 - e-mail: [nl@bakercommercial.co.uk](mailto:nl@bakercommercial.co.uk)

Philip Baker - Tel: 020 8783 9400 - e-mail: [pb@bakercommercial.co.uk](mailto:pb@bakercommercial.co.uk)

### **AUSTIN PHOENIX:**

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## **IMPORTANT NOTICE**

In accordance with the Estate Agents Act 1979 the selling agents declare an interest in the ownership of this property