



### Tenure

Virtual Freehold. A new lease for a term of 999 years from completion at a peppercorn ground rent.

### Location

Basingstoke is a Hampshire market town with a population of some 105,000 people. It has direct access to junctions 6 and 7 of the M3 Motorway, providing communication routes to London and the south coast. Rail services provide a 45 minute journey to London (Waterloo). The property is situated in a prominent position on the east side of New Street, close to the junction with the pedestrianised Winchester Street in the heart of the town centre. Occupiers close by include Belvoir, Northwoods and Gascoigne Pees estates agents, amongst many others.

### Description

The property is arranged on ground and one upper floor to provide an estate agents office with staff ancillary accommodation on the first floor. The property forms part of a larger building not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	5.20 m	(17' 1")
Net Frontage	3.75 m	(12' 4")
Shop Depth	10.20 m	(33' 6")
Built Depth	17.40 m	(57' 1")
Ground Floor	36.70 sq m	(395 sq ft)
Upper Ground Floor (Rear)	20.45 sq m	(220 sq ft)
First Floor	28.60 sq m	(308 sq ft)
Total	85.75 sq m	(923 sq ft)

### Tenancy

The property is at present let to YOUR-MOVE.CO.UK LIMITED for a term of 5 years from 10th December 2014 at a current rent of £14,250 per annum. The lease contains full repairing and insuring covenants.

### Tenant Information

No. of Branches: 285.

Website Address: [www.yourmove.co.uk](http://www.yourmove.co.uk)

For the year ended 31st December 2015, yourmove.co.uk Limited reported a turnover of £89.8m, a pre-tax profit of £5.5m, shareholders' funds of £26.75m and a net worth of £21.6m. (Source: riskdisk.com 08.11.2016.)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

EPC Rating 77 Band D (Copy available on website).

## Basingstoke

### 12 New Street Hampshire RG21 7DE

- Virtual Freehold Estate Agents Investment
- Town centre location in established estate agents pitch
- Let to your-move.co.uk Limited
- Lease expires in 2019
- Current Gross Rent Reserved  
**£14,250 pa**

