

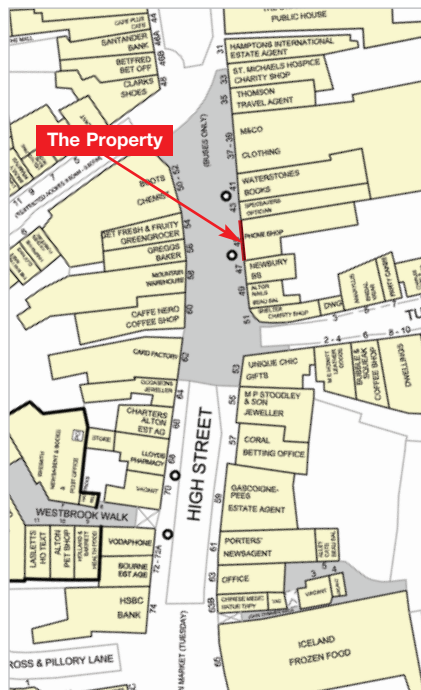
# Alton

## 45 High Street Hampshire GU34 1AW

- **Freehold Shop Investment**
- Well located in this popular Hampshire town
- Includes 7 car parking spaces at the rear
- Upper floors and rear sold off on long leases
- Shop Rent Review 2020
- Total Current Rents and Licence Fees Reserved

**£25,150 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Alton is an attractive Hampshire market town located 10 miles south of Basingstoke and 8 miles south-west of Farnham, immediately adjacent to the A31 dual carriageway. The town benefits from train services to London Waterloo.

The property is situated in a busy trading position in the heart of this popular town centre. Occupiers close by include Specsavers and Newbury Building Society (both adjacent), Waterstones, M&Co, Thomson Travel, Mountain Warehouse, Boots, Greggs, Caffè Nero, Clarks and Card Rack. There is a Waitrose supermarket in the town as well as Alton College, a large 6th form college with over 2000 students.

**Description**

The property is arranged on ground and two upper floors to provide a lock-up shop unit which benefits from a kitchenette and WC at the rear. There are 6 flats above and to the rear (Maris House), which have been sold off on long leases. There are seven car parking spaces to the rear.

**VAT**

VAT is applicable to this lot.

**Documents**

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

**Energy Performance Certificate**

EPC Rating 75 Band C (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	M Singh (t/a The Phone Shop) (1 other shop in Farnham)	Gross Frontage 6.60 m Net Frontage 5.80 m Shop Depth 7.30 m Built Depth 9.10 m	10 years from 13.03.2015 Rent review in the 5th year Effectively FR & I by way of a service charge Tenant option to break in the 5th year Rental deposit £5,500	£22,000 p.a.	Rent Review March 2020
Flats	Various	6 Self-Contained Flats and 5 Car Parking Spaces	Each let for 125 years from 2013/2014	Total Rents £1,050 p.a.	Rents double every 25th year
Two Car Parking Spaces	Alton Specsavers Ltd	2 Car Parking Spaces	Each let on licences for 2 years from 01.01.2016	£2,100 p.a. annual equivalent	Reversion 2018

NB Section 5.b Notices under the Housing Act 1996 have been served on the residential tenants.

**Total £25,150 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda  
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