

# Basingstoke

## The Buckskin

### Blackdown Close

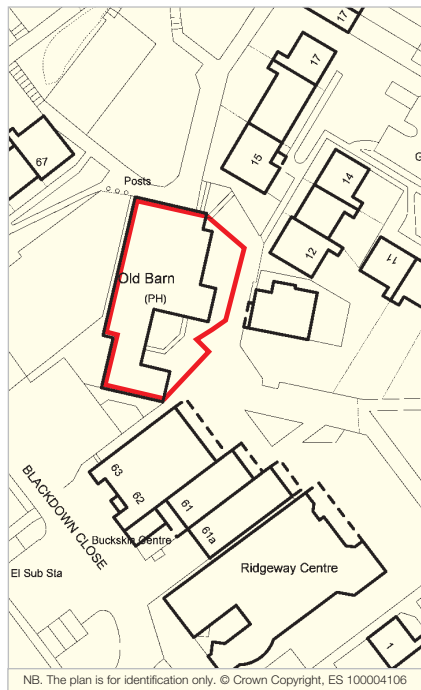
### Buckskin

### Hampshire

### RG22 5BW

- **Freehold Ground Rent Investment**
- Previous tenants include Marston Thompson & Evershed plc and Admiral Taverns (Pyramid) Ltd
- Potential redevelopment angle
- Rent Review 2038
- Current Rent Reserved  
**£10,000 pa**

**SIX WEEK COMPLETION AVAILABLE**



#### Tenure

Freehold.

#### Location

Basingstoke is an attractive Hampshire market town with a population of some 77,000 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 give a 50 minute journey to London (Waterloo).

The property is situated approximately 1 mile west of the town centre in a densely populated residential area. It anchors a small retail parade servicing the local area.

Occupiers close by include the Co-Operative, Ridgeway Community Centre and a number of local retailers.

#### Description

The property comprises a site with an area of 0.07 hectares (0.18 acres) upon which has been built a public house which is arranged on basement, ground and first floors to provide a ground floor public house with lounge bar, pool area, kitchen, function room, staff and customer WCs. The basement comprises a cellar whilst there is a three bedroom flat on the first floor above. There is ample car parking externally to the front and rear, although, this does not form part of the property to be sold.

The property provides the following gross internal accommodation and dimensions:

<b>Ground Floor Public House</b>	<b>365 sq m</b>	<b>(3,929 sq ft)</b>
<b>Basement Cellar</b>	<b>102 sq m</b>	<b>(1,098 sq ft)</b>
<b>First Floor Flat</b>	<b>78 sq m</b>	<b>(840 sq ft)</b>
<b>Total</b>	<b>545 sq m</b>	<b>(5,867 sq ft)</b>

#### Tenancy

The entire property is at present let to K TYAGI (previous tenants under privity include Marston Thompson & Evershed plc and Admiral Taverns (Pyramid) Ltd), for a term of 99 years from 1st July 1972 at a current rent of £10,000 per annum, exclusive of rates. The lease provides for rent reviews every thirty-third year of the term and contains full repairing and insuring covenants.

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 27 Basingstoke**.

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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