

Fleet 242-246, 250, 254-262 (even) Fleet Road Hampshire GU51 3LA

- **Prominent Freehold Mixed Use Parade Investment**
- Comprising six shops (including two double units), six maisonettes (three sold off) and a yoga studio
- To be offered as six separate lots
- Tenants include DP Realty Ltd (t/a Domino's Pizza)
- Car park at rear
- Mixed use transaction therefore higher stamp duty rates NOT payable
- Residential conversion potential (subject to all consents being obtained)
- Total Current Rents Reserved for the six lots

**£105,509 pa
Plus vacant
possession of
2 shops &
2 maisonettes**

On behalf of Insolvency
Practitioners
Deloitte.

Real Estate



Tenure
Freehold.

Location

Fleet is located some 34 miles south-west of London, between Guildford and Basingstoke on the A323 immediately to the south of the M3 Motorway (junction 4A).

The properties occupy a prominent corner position at the junction between Fleet Road (A3013) and Reading Road North (A323) within a mixed use area on the edge of the town centre. The Hart Shopping Centre is approximately 0.25 miles north of the property and Fleet Rail Station is approximately 1 mile to the north.

Occupiers close by include ASK Italian Restaurant, The Oat Sheaf Public House (opposite), JD Wetherspoon, Fleet Library and the Harlington Theatre amongst many others.

Description

The properties are arranged on ground and two upper floors to provide six ground floor shops (including two double units) with six self-contained first and second floor maisonettes accessed from the rear, three of which have been sold off on long leases. The first and second floors above 246 Fleet Road are presently used as a yoga studio and are separately accessed from the front. The property benefits from parking to the rear.

N.B. Nos 248, 252 & 264/266 are not included within the properties to be sold. There is a substation to the rear of the site.

Planning

The first and second floors above 242/246 Fleet Road may have potential for residential conversion subject to the existing lease and obtaining all the relevant consents. All enquiries should be referred to Hart District Council.
www.hart.gov.uk

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 43 - 48 Fleet**.

VAT

VAT is applicable to these lots.

Documents

The legal packs will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Ratings please see website.

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/Reversion
43	242/246 Ground Floor	Amex Holdings Ltd (t/a Amazon Doors & Windows)	Ground Floor 302.5 sq m (3,256 sq ft)	A term of years expiring 24.03.2019 FR & I (2)	£43,000 p.a.	Reversion 2019
	242/246 First & Second Floor	Mollyone Ltd	First Floor 172.5 sq m Second Floor 170 sq m (1,830 sq ft)	A term of years expiring 26.08.2020 Rolling mutual option to determine on 12 months' notice on or after 27.08.2017 (2)	£16,609 p.a.	Reversion 2020
Lot 43 Total £59,609 p.a.						
44	250	Vacant	Ground Floor 54 sq m (581 sq ft)			
	250A	Individuals	First and Second Floor Maisonette	A term of years expiring 31.08.2103	£100 p.a.	Reversion 2103
Lot 44 Total £100 p.a.						
45	254/256/254A	DP Realty Ltd (t/a Domino's Pizza) (3)	Ground Floor 114.8 sq m (1,227 sq ft) (4) First and Second Floor Maisonette — 3 rooms, Kitchen and Bathroom (1)	A term of years expiring 28.09.2030 FR & I Tenant break 28.09.2020	£24,000 p.a.	Rent Review 2020
	256A	Individual	First and Second Floor Maisonette	A term of years expiring 31.03.2103	£700 p.a.	Reversion 2103
Lot 45 Total £24,700 p.a.						
46	258	Creative Kitchen and Bathroom Design Ltd	Ground Floor 55 sq m (592 sq ft)	A term of years expiring 05.03.2018 FR & I	£10,000 p.a.	Reversion 2018
	258A	Individual	First and Second Floor Maisonette	A term of years expiring 31.08.2103	£100 p.a.	Reversion 2103
Lot 46 Total £10,100 p.a.						
47	260/260A	Vacant	Ground Floor 56.57 sq m (609 sq ft) (4) First and Second Floor Maisonette — Three Rooms, Kitchen, Bathroom (1)			
Lot 47 — Vacant						
48	262	3D Lipo (Hampshire) Ltd	Ground Floor 54.95 sq m (592 sq ft) (4)	15 years from 23.05.2014 Rent review every 5th year FR & I	£11,000	Rent Review 2019
	262A	Vacant	First and Second Floor Maisonette — Three Rooms, Kitchen, Bathroom (1)			

(1) Not inspected by Allsop, details provided by the Vendor

(2) Outside 1954 Landlord and Tenant Act

(3) For the financial year ended 28th December 2014, DP Realty Ltd reported a turnover of £18.140m, a pre-tax profit of £526,628, shareholders' funds of £1.609m and a net worth of £449,597. (Source: Experian 19.02.2016).

(4) Not inspected by Allsop. Floor area sourced from www.voa.gov.uk

Lot 48 Total £11,000 p.a.

Overall Total £105,509 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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