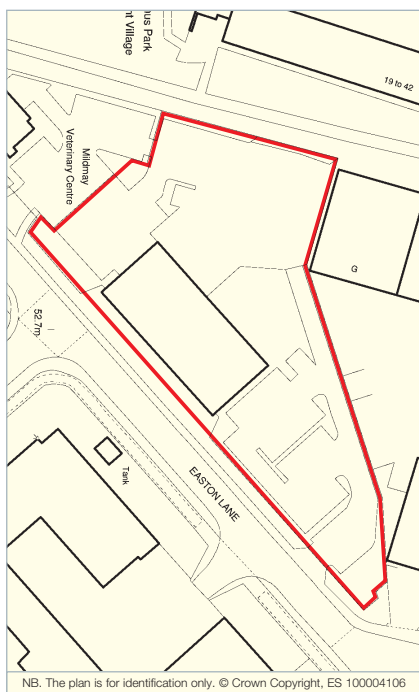


Winchester **SCATS Countrystore** **Easton Lane** **Hampshire** **SO23 7RU**

- **Freehold Retail Warehouse Investment**
- Let to Mole Valley Farmers Ltd
- Lease expires 2027 (1)
- Site area 0.45 hectares (1.12 acres)
- Rent Review 2012
- Current Rent Reserved
£138,725 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Winchester is an historic cathedral city and important commercial, administrative and tourist centre situated some 15 miles south-west of Basingstoke. The M3 motorway passes to the east of the city and provides good communications to London and Basingstoke. To the south lies the M27 motorway which links Portsmouth and Southampton.

The property is situated on the north-east side of Winchester on Easton Lane, a few hundred metres from the M3 (Junction 9) at its intersection with the A34 and A272.

To the west of the property is Erasmus Park student accommodation, to the north are Wykeham Industrial Estate and Winchester Retail Park. The Winchester Trade Park is opposite and there is a Tesco food store and Sainsbury's Homebase on the Junction 9 roundabout.

Description

The property comprises a detached retail warehouse with a glazed entrance lobby located on a secure triangular shaped site fronting Easton Lane. The property has been extended to provide a warehouse with office, staff room and toilets and benefits from a roller shutter door in the north-west elevation. To the outside is an external garden centre surrounded by secure fencing. The remainder of the site provides external storage and car parking for 38 vehicles.

The property provides the following accommodation and dimensions:

Retail Warehouse	682.37 sq m	(7,345 sq ft)
Extension	229.19 sq m	(2,467 sq ft)
Total	911.56 sq m	(9,812 sq ft)
Site Area	0.45 Hectares	(1.12 Acres)

Tenancy

The entire property is at present let to MOLE VALLEY FARMERS LTD for a term of 25 years from 29th September 2002 at a current rent of £138,725 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

(1) The lease contains a tenant's option to break on 29th September 2017 and 2022.

Tenant Information

No. of Branches: 21.

Website Address: www.scatscountrystores.co.uk

For the year ended 30th September 2009, Mole Valley Farmers Ltd reported a turnover of £257.55m, a pre-tax profit of £3.323m and a net worth of £26.452m. (Source: riskdisk.com 13.09.2010.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@alltop.co.uk

In the subject of your e-mail please ensure that you enter **Lot 72 Winchester**.

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

Seller's Solicitor Ms A Spencer, Godwins. Tel: (01962) 841484 Fax: (01962) 841554 e-mail: anna.spencer@godwins-law.co.uk
Joint Auctioneer T Dann Esq, Cluttons. Tel: 0207 408 1010 Fax: 0207 647 7147 e-mail: tim.dann@cluttons.com

