

Micheldever
SCATS Countrystore
Coxford Depot
Overton Road
Hampshire
SO21 3AN

- **Freehold Warehouse Investment**
- Let to Mole Valley Farmers Ltd
- Lease expires 2027 (1)
- Site area 1.31 hectares (3.24 acres)
- Rent Review 2012
- Current Rent Reserved

£153,500 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Micheldever is located 9 miles north of Winchester, 10 miles south-west of Basingstoke and 9 miles east of Andover.

The property is situated immediately to the north of the A303 dual carriageway on Overton Road, 3 miles west of the M3 (Junction 8) and 4 miles east (via the A303) of the A34 north/south trunk road.

Description

The property comprises a detached warehouse with a pitched roof with two 5 metre roller shutter doors in the eastern elevation. Part of the warehouse has been partitioned to create a secure storage area over which a mezzanine floor has been constructed. A two storey office is situated at the north-east corner of the main warehouse and is arranged to provide a large staff room, toilets and offices with further offices on the first floor.

Externally the site incorporates a tarmacaded parking and loading/ circulation area to the east of the unit. There is a large area of open storage, including a surfaced secure compound. A further area of secure yard is located to the south of the main yard which has been fenced by the tenant. Vehicular access to the site is via a one way system. The property benefits from 31 car parking spaces.

The property provides the following accommodation and dimensions:

Warehouse inc Ground Floor Offices	3,502.23 sq m (37,698 sq ft)
First Floor Offices	105.44 sq m (1,135 sq ft)
Mezzanine	299.14 sq m (3,220 sq ft)
Total	3,906.81 sq m (42,053 sq ft)
Additional Mezzanine (Tenant's improvement)	135.74 sq m (1,461 sq ft)
Site Area	1.31 Hectares (3.24 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 £153,500 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 2012 and every fifth year thereafter.

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 84 Micheldever**.



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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