

Basingstoke

Racal Building

Rankine Road

Hampshire

RG24 8PP

- **Leasehold Vacant Office and Car Park**
 - Office totalling 1,782.75 sq m (19,189 sq ft)
 - Established commercial location
 - Rear yard presently used for car parking
 - Total site area 0.573 hectares (1.41 acres)
 - Total Current Gross Rents Reserved
- £13,000 pa**
Plus vacant offices



Tenure

Leasehold. Held for a term of 99 years from 20th November 1979 (thus having some 61 years unexpired) at a ground rent of £57,736 per annum.

Location

Basingstoke is a Hampshire market town with a population of some 105,000 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 provide a 45 minute journey to London (Waterloo). The property is located to the east of Rankine Road, in an established commercial location by the junction of the Ringway and the A33 and to the north of the town centre. Occupiers close by include WES Group, Access Self Storage and Stagecoach.

Description

The property is arranged on ground and one upper floor to provide a self-contained office building, which benefits from parking to the front and side. There is also a large yard to the rear, which is presently used for car parking.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 108 Band E (Copy available on website).

Buyer's Premium

Buyers are to pay 1%+VAT of the hammer price as buyer's premium.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Office	Vacant	Ground Floor	937.50 sq m	(10,091 sq ft)			
		First Floor	845.25 sq m	(9,098 sq ft)			
		Total	1,782.75 sq m	(19,189 sq ft)			
Yard	W.E.S. Ltd	Car Parking			1 year from 22.08.2016 with mutual break from 22.11.2016	£13,000 p.a.	Reversion 2017
					Total £13,000 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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