

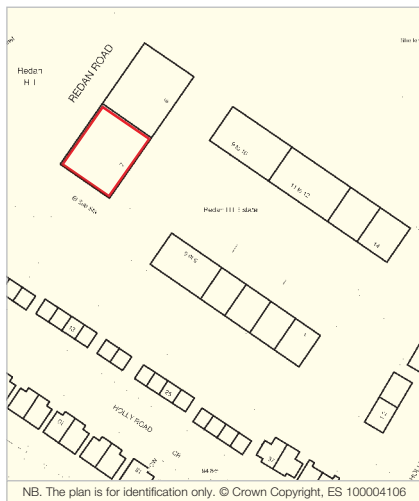
Aldershot **Unit 7 Redan Hill** **Estate** **Redan Road** **Hampshire** **GU12 4SJ**

- **Virtual Freehold Industrial Investment**
- Industrial unit totalling 1,056.40 sq m (11,371 sq ft)
- Forms part of a modern industrial estate of 14 units
- Close to town centre and Aldershot Rail Station
- Let to Capsicum Motorsport Ltd
- Reversion 31st July 2011
- Current Gross Rent Reserved

£36,000 pa

On the instructions of Joint Administrators

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. Held for a term of 990 years from 17th February 1993 (thus having some 972 years unexpired) at a peppercorn rent.

Location

Aldershot, with a population in excess of 50,000, is located 2 miles south of Farnborough and 10 miles west of Guildford on the Surrey/Hampshire border. The town benefits from good road communications with the A331 dual carriageway close by which leads to Junction 4 of the M3 motorway to the north and the A3 and A31 main roads to the south.

The property is located on the Redan Hill Estate, which comprises 14 industrial/warehouse units of which the subject property is one of the largest. Apart from this estate, the local area comprises predominantly residential properties.

Description

The property is arranged on ground and one upper mezzanine floor to provide a clean workshop space on the ground floor with partitioned offices and a WC. The majority of the ground floor is covered by a mezzanine floor which has been split into two sections to provide office and storage space. The property benefits from forecourt car parking for some 11 cars.

The property provides the following accommodation and dimensions:

Ground Floor	552.40 sq m	(5,946 sq ft)
Mezzanine	504.00 sq m	(5,425 sq ft)
Total	1,056.40 sq m	(11,371 sq ft)

Tenancy

The entire property is let to CAPSICUM MOTOR SPORT LTD for a period of 8 months from 1st December 2010 to and including 31st July 2011 at a current rent of £3,000 per calendar month or an annualised rent of £36,000 per annum. The lease contains full repairing and insuring covenants.

Tenant Information

Capsicum Motorsport Ltd is a company associated with British Formula 3, F3 Euro Series and Formula Renault 3.5 Motor Racing. (Source: www.motorsport.co.uk)

VAT

VAT is applicable to this lot.

Documents

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

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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