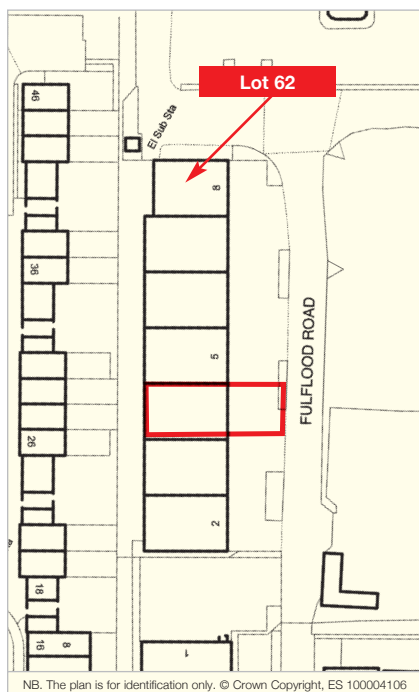


Havant **Unit 4** **Dunsbury Park** **Business Park** **Fulflod Road** **Hampshire** **PO9 5AX**

- **Modern Freehold Industrial Investment**
- Let on a new 5 year lease
- Comprises 230.5 sq m (2,481 sq ft) accommodation
- Includes forecourt area to front with car parking
- Reversion 2023
- Current Rent Reserved
£14,000 pa



Tenure
Freehold.

Location
Havant is a south coast town situated some 9 miles from Portsmouth and 22 miles east of Southampton. The town serves a population of some 50,000 and benefits from good road access being on the A27, which links to the M27 a short distance to the west. The property is located within a modern industrial parade in a mixed use area, to the east of Dunsbury Way. The property has easy access to the A3(M) Motorway via Junction 4. Occupiers close by include numerous motor industry occupiers and a Mipa Paint factory.

Description
The property is arranged on ground and one upper floor to provide a modern, light industrial unit, presently trading as an MOT garage with office and ancillary storage accommodation to the first floor. The property benefits from a forecourt area to the front with car parking for some 3 vehicles.

The property provides the following accommodation and dimensions:

Ground Floor	153.70 sq m	(1,652 sq ft)
First Floor	77.00 sq m	(829 sq ft)
Total	230.50 sq m	(2,481 sq ft)

Tenancy

The entire property is at present let to LARCHWOOD MOT SERVICE CENTRE LIMITED for a term of 5 years from 1st May 2018 at a current rent of £14,000 per annum. The lease contains effectively full repairing and insuring covenants. There is a rent deposit of £3,000 held.

Tenant Information

Website Address: www.larchwoodservicecentre.co.uk

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

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 E Buck, Spratt Endicott. Tel: 01295 204111 e-mail: ebuck@se-law.co.uk