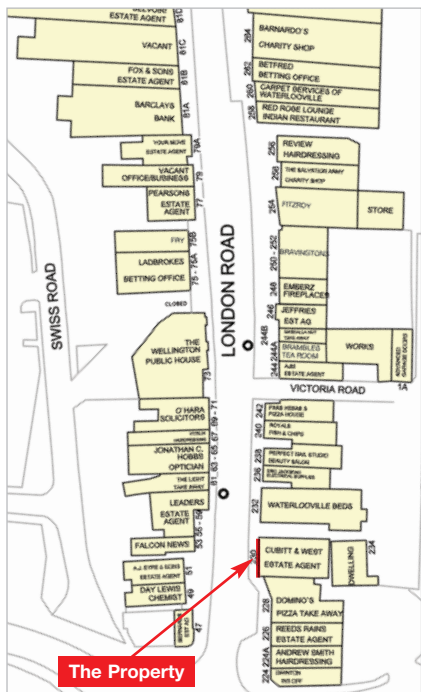


Waterlooville

230 London Road Hampshire PO7 7HB

- **Freehold Estate Agency and Ground Rent Investment**
- Ground floor let to Arun Estates Agencies Ltd (t/a Cubitt and West) until 2023 (1)
- No VAT applicable
- Rent Review 2018
- Total Current Rents Reserved
£17,200 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Waterlooville, with a population of some 65,000, is located approximately 11 miles north of Portsmouth and 15 miles west of Chichester. The town benefits from excellent communications being served by the A3 and A3(M), providing easy access to the A27 dual carriageway and M27 Motorway (Junction 12).
The property is situated on the south side of London Road within the town centre, in an area popular with estate agents with Leaders, Jeffries, Reed Rains, Bernards and AJ Eyre and Sons Estate Agents in close proximity. Other occupiers close by include Domino's Pizza (adjacent) and Swinton Insurance office, amongst a variety of other occupiers.

Description
The property is arranged on ground and one upper floor to provide an estate agent's office with two self-contained flats above, which have been sold off. The upper parts are accessed from the side of the property.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor 230	Arun Estates Agencies Ltd (t/a Cubitt and West) (2)	Gross Frontage 9.15 m Net Frontage 8.25 m Shop Depth 16.15 m Built Depth 16.45 m	10 years from 26.06.2013 (1) Rent review every 5th year FR & I	£17,000 p.a.	Rent Review 2018 Reversion 2023
First Floor 230A	Individual	First Floor Flat	99 years from 23.07.2004	£100 p.a. – 1-30 years Rising to £150 p.a. on 30th anniversary then to £200 p.a. on 60th anniversary	Reversion 2103
First Floor 230B	Individual	First Floor Flat	99 years from 23.07.2004	£100 p.a. – 1-30 years Rising to £150 p.a. on 30th anniversary then to £200 p.a. on 60th anniversary	Reversion 2103
(1) There is a tenant option to determine the lease in June 2018. (2) For the year ended September 2015, Arun Estates Agencies Ltd reported a turnover of £69.538m, a pre-tax profit of £14.844m, shareholders' funds of £47.772m and a net worth of £47.772m. (Source: Experian 06.04.2015.)				Total £17,200 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
Seller's Solicitor Mrs A Herridge, Woodgate & Co. Tel: 02392 835790 e-mail: AHerridge@woodgateandco.co.uk