



Tenure
Freehold.

Location

The Georgian market town of Lymington is situated on the southern edge of the New Forest between Southampton and Bournemouth. The town is served by the A337 providing access to the M27 Motorway (Junction 1) 11 miles to the north, which in turn links to the M3 Motorway (at Junction 14). The property is situated within the established Ampress Business Park, which lies about 1 mile north of the town centre, adjacent to the Lymington New Forest Hospital. More specifically, the property is located on Ricardo Way, towards the north-eastern part of the estate, opposite Travis Perkins. There are a number of established industrial/trade park occupiers nearby, including Howdens, Brewers, Screwfix and a Total filling station incorporating a Co-op Food.

Description

The property is arranged on ground floor only to provide three modern interconnecting industrial units with loading and parking areas to the front and rear. Internally, the property benefits from 3 phase power, WC blocks, 3 electrically operated loading doors and an eaves height of approximately 4.15 m. The units have potential for subdivision.

The property provides the following Gross Internal Area:

Ground Floor 1,606.4 sq m (17,291 sq ft)

NB The floor area stated was agreed at the 2015 rent review.

Tenancy

The entire property is at present let to SCORPION RIBS LIMITED for a term of 10 years from 29th September 2010 at a current rent of £99,500 per annum. The lease provided for a rent review on the fifth anniversary of the term and contains full repairing and insuring covenants. The rent increased from £86,455 p.a. at the 2015 rent review. A rent deposit of £51,029.39 is held. An estate service charge is payable to the owner of the estate common parts. This is fully recoverable from the tenant via the service charge provision in the lease.

Tenant Information

Website Address: www.scorpionribs.com

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 68-77 Band C-D (Copy available on website).

Lymington

Unit 205/210/275

Ampress Park

Ricardo Way

Hampshire

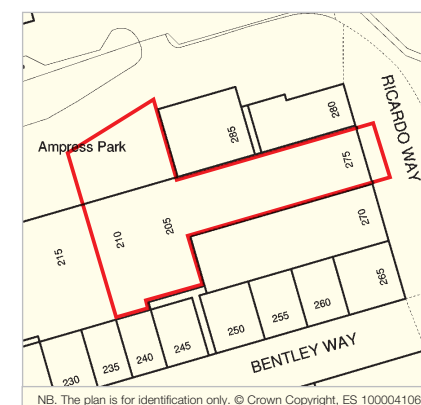
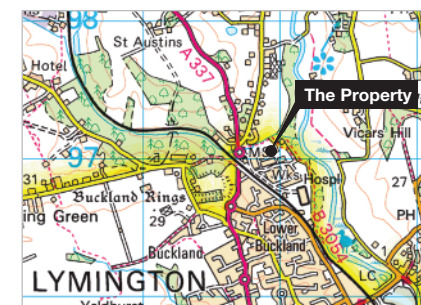
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- **Modern Industrial Investment**
 - Located within the principal industrial park in the New Forest
 - Let to Scorpion Ribs Limited on a lease expiring in 2020
 - 3 units totaling 1,606.4 sq m (17,291 sq ft) with potential for subdivision
 - Opposite Travis Perkins
 - Parking and loading areas
 - Current Rent Reserved
- £99,500 pa**

On the Instructions of



SIX WEEK COMPLETION AVAILABLE



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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