



Tenure

Freehold.

Location

Alton is an attractive Hampshire market town located 10 miles south of Basingstoke and 8 miles south-west of Farnham, immediately adjacent to the A31 dual carriageway. The town benefits from train services to London Waterloo.

The property is situated in a prominent corner position on the south side of Normandy Road, opposite its junction with Victoria Road.

Occupiers close by include Alton Police Station and Magistrates Court, A-Plan Insurance, Ellis and Co and Hampshire and Bourne Estate Agents, amongst a variety of other retailers.

Description

The property which is situated in a conservation area, comprises three buildings. 19 and 21 Normandy Street, which are Grade II listed, are arranged on ground and one upper floor to provide a shop and self-contained flat on ground floor with further residential accommodation above. 23 Normandy Street is arranged on basement, ground and one upper floor to provide a shop and self-contained flat on ground floor with residential accommodation above.

NB. All of the flats have been sold off.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
19	Spirality Limited (with personal guarantee)	Gross Frontage Net Frontage Shop Depth Built Depth	7.70 m 3.15 m 4.30 m 6.95 m	(25' 3") (10' 4") (14' 2") (22' 9")	5 years from 25.09.2013 Rent review on 25.09.2016 Effective FR & I	£6,000 p.a.	Rent Review September 2016 (Not initiated) Reversion 2018
21	Dale Nicholls and Robert Urquhart (t/a Galleon Tattoo)	Gross Frontage Net Frontage Shop Depth Built Depth	7.40 m 3.15 m 4.45 m 7.05 m	(24' 4") (10' 4") (14' 7") (23' 2")	10 years from 20.02.2008 Rent review in the 5th year Effective FR & I	£6,000 p.a.	Reversion 2018
23	David Anthony Pougher and Christine Pougher (t/a Chrissys Barbers)	Gross Frontage (inc splay) Net Frontage Shop Depth Built Depth Basement	6.45 m 3.90 m 7.75 m 8.05 m 16.00 sq m	(21' 2") (12' 9") (25' 5") (26' 5") (172 sq ft)	5 years from 26.11.2013 Effective FR & I	£11,000 p.a.	Reversion 2018
Flats 1-7	Various	7 Self-Contained Flats			Each let for 125 years from 01.07.2011	£1,050 p.a. (combined)	Doubling every 25 years

NB. Section 5B Notices under the Housing Act 1996 have been served on the residential tenants.

Total £24,050 p.a.

Alton
19-23 Normandy
Street
Hampshire
GU34 1DD

- **Freehold Shop and Ground Rent Investment**
 - Attractive period building
 - Hampshire market town
 - Three let shops with seven self-contained flats (sold off on long leases)
 - Total Current Rents Reserved
- £24,050 pa**

**SIX WEEK COMPLETION
AVAILABLE**

