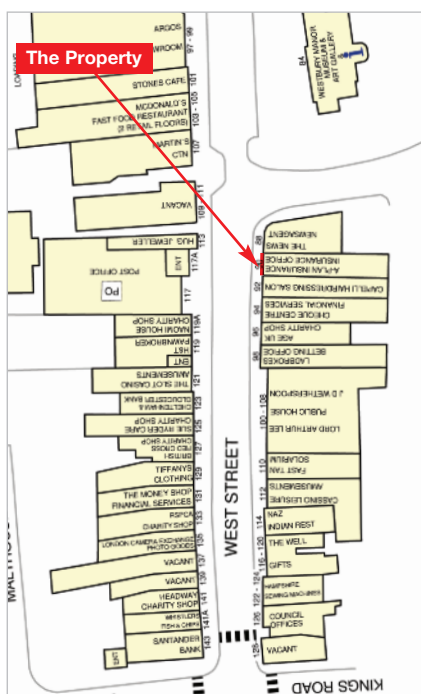


Fareham 90/90A West Street Hampshire P016 9UQ

- **Attractive Freehold Shop and Residential Investment**
- Let to A Plan Holdings on lease expiring 2016
- Maisonette included in shop lease
- Reversion 2016
- Current Rent Reserved
£25,750 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Fareham is situated between Portsmouth and Southampton, and serves a population of some 108,000. The town enjoys excellent communications, being adjacent to the M27 (Junction 10) as well as having regular rail services.

The property is situated in the main retailing area of the town, which is centred on West Street. Other occupiers in the immediate vicinity include the Post Office, JD Wetherspoon, Ladbrokes, Cheltenham & Gloucester, Argos, McDonald's and Martins.

Description

The property is arranged on ground and two upper floors to provide a shop unit together with a 3 bedroom self-contained maisonette on the first and second floors, access to which is from the rear.

The shop also benefits from access to the rear from a shared lane.

The property provides the following accommodation and dimensions:

Gross Frontage	5.68 m	(18' 8")
Net Frontage	4.71 m	(15' 5")
Shop Depth	22.06 m	(72' 4")
Built Depth	28.08 m	(92' 2")

First & Second Floor Maisonette – 3 Rooms, Kitchen and Bathroom

Tenancy

The entire property is at present let to A PLAN HOLDINGS for a term of 15 years from 13th December 2001 at a current rent of £25,750 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 68.

Website Address: www.aplan.co.uk

For the year ended 29th February 2012, A Plan Holdings reported a turnover of £54.1 million, a pre-tax profit of £21.23 million, shareholders' funds of £21.9 million and a net worth of £21.9 million. (Source: riskdisk.com 04.13)

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 Rating please see website.

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 123 Fareham.**

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 Sue Craven, Glanvilles. Tel: 0239 249 2300 Fax: 0239 249 2361 e-mail: s.craven@glanvilles.co.uk

Joint Auctioneer C Garner Esq, Garner Wood. Tel: 0239 262 9000 Fax: 0239 262 9001 e-mail: clive.garner@garnerwood.co.uk