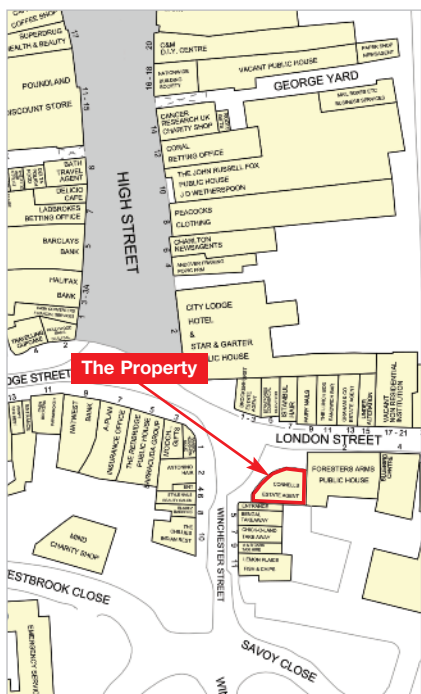


Andover **Winchester House** **Winchester Street** **Hampshire** **SP10 2EA**

- **Freehold Estate Agent and Office Investment**
- Prominent corner position within Andover town centre
- Tenants include Connells Residential and Be Wiser Insurance Services Ltd
- Providing a total of 304.88 sq m (3,283 sq ft)
- No VAT applicable
- Rent Review 2015 Outstanding
- Total Current Rents Reserved **£48,250 pa ⁽⁴⁾**

ON THE INSTRUCTIONS OF THE FORESTERS FRIENDLY SOCIETY

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

Andover is an attractive market town located close to the junction of the A34 and A303 dual carriageway in North Hampshire. The town has excellent rail connections with a journey time to London of approximately 1 hour. The property is well situated on a prominent corner position on Winchester Street, at its junction with both London Street and Bridge Street, in Andover town centre. The main pedestrianised High Street of the town lies just 30 yards to the north-west. Occupiers close by include Your Move Estate Agents, Swinton and NatWest Bank amongst a range of other local traders including local estate agents.

Description

The property is arranged on ground and two upper floors to provide a ground floor estate agents office with self-contained office accommodation arranged over the upper two floors which are accessed from the front.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Ratings 77 & 84 Band D (Copies available on website).

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Connells Residential (t/a Connells Estate Agents) (1)	Gross Curved Frontage 18.0 m (59' 1") Shop Depth (Max) 7.6 m (24' 11") Built Depth (Max) 9.5 m (31' 2") Ground Floor (2) 82.48 sq m (888 sq ft)	10 years from 24.03.2010 Rent review 24.03.2015 FR & I	£24,000 p.a.	Rent Review 2015 Outstanding
First & Second Floor	Be Wiser Insurance Services Ltd (3)	First Floor 117.00 sq m (1,260 sq ft) Second Floor 105.40 sq m (1,135 sq ft) Total 304.88 sq m (3,283 sq ft)	5 years from 17.12.2014 (4) IR & I subject to a schedule of condition	£24,250 p.a.	Reversion 2019

Total £48,250 p.a. (4)

(1) For the financial year ended 31st December 2014, Connells Residential reported a turnover of £75.442m, a pre-tax profit of £12.096m, shareholders' funds of £24.353m and a net worth of £21.554m. (Source: riskdisk.com 17.09.2015.)

(2) Not measured by Alltop. Area taken from www.2010.voa.gov.uk

(3) For the financial year ended 31st May 2015, Be Wiser Insurance Services Limited reported a turnover of £28.229m, a pre-tax profit of £1.754m, shareholders' funds of £1.746m and a net worth of £1.746m. (Source: riskdisk.com 17.09.2015.)

(4) There is a tenant's option to determine the lease dated 16.12.2016. If the option is not exercised the tenant will benefit from a 6 month rent free period.

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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