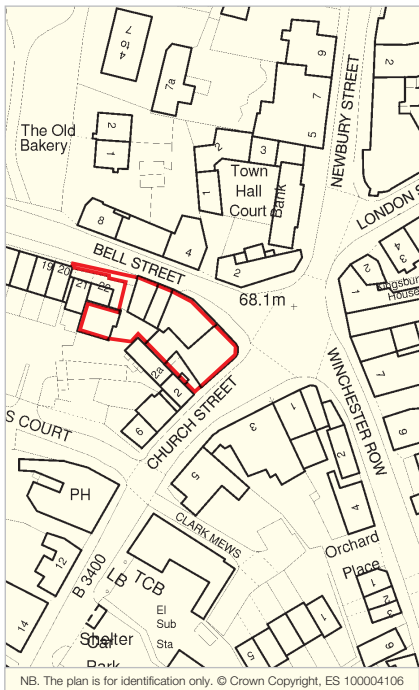
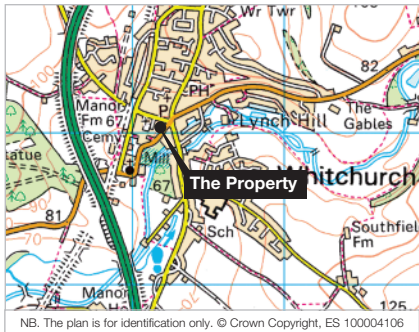


Whitchurch

1/3 Bell Street
Hampshire
RG28 7AE

- **Freehold Shop and Residential Investment**
- Shop let to Co-operative Group Limited on a lease expiring 2031 (no breaks) with compound rent reviews
- 7 flats, reversion 2032
- Total Current Rent Reserved
£102,434.55 pa ⁽¹⁾

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Whitchurch is an attractive Hampshire town located on the River Test. The town is located some 60 miles south-west of London, 13 miles south of Newbury and 12 miles north of Winchester. The town is served by the A34, which provides access to Junction 13 of the M4 Motorway to the north and Junction 9 of the M3 Motorway to the south. In addition, there is a direct rail service from Whitchurch Rail Station to London Waterloo.

The property is situated within the town centre conservation area, at the junction of Bell Street with Church Street. Other national multiples within the town include Lloyds Chemist and Tesco Express.

Description

The property is arranged on ground and two upper floors. The ground floor provides retail and ancillary accommodation with further ancillary accommodation and plant to part of the first floor. There is a loading bay fronting Bell Street. The remainder of the first floor and the second floor comprises residential accommodation providing seven flats having access from Church Street.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation (GIA)			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Co-operative Group Ltd (2)	Ground Floor Sales	184.2 sq m	(1,983 sq ft)	25 years from 26.04.2006 Rent review every 5th year to 2.25% per annum compounded (Multiplier in the lease 1.117677) Effectively FR & I (service charge)	£102,434.55 p.a. (1)	Rent Review 2016 (1)
		Ancillary/Storage	223.9 sq m	(2,410 sq ft)			
		First Floor Part Staff, WCs, Plant	46.5 sq m	(500 sq ft)			
		Total (Gross Internal)	454.6 sq m	(4,893 sq ft)			
Flats	Stonewater (2) Limited	Part First and Second Floor – 7 Flats (3)			35 years from 19.03.1997 Effectively FR & I (service charge)	Peppercorn	Reversion 2032

(1) The current rent is £91,649.51 per annum. However, the Vendor will top up the rent to £102,434.55 per annum until the rent review in 2016

(2) Website Address: www.co-operative.coop

For the year ended 3rd January 2015, Co-operative Group Limited reported a turnover of £9,433 million, a pre-tax profit of £124 million, shareholders' funds of £2,865 million and a net worth of £1,940 million. (Source: riskdisk.com 01.09.2015.)

(3) Flats not inspected by Allsop but 7 flats are shown on the lease plan.

Total £102,434.55 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 Vijay Parikh, Harold Benjamin. Tel: 0208 872 3033 e-mail: vijay.parikh@haroldbenjamin.com

