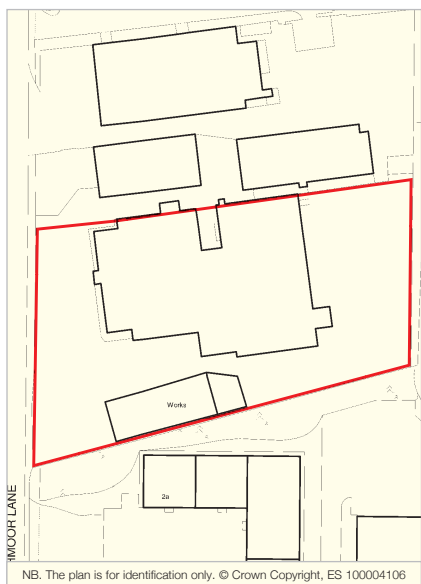


Havant
18 (Langstone House),
37 and 43 Southmoor
Lane
Hampshire
PO9 1JU

- **Leasehold Industrial Investment**
- Let to Seward Group on three leases
- Established industrial location
- Short distance from A27 and A3(M)
- 0.73 hectare (1.79 acre) site
- Rent Reviews from 2019
- Total Net Rents Reserved
£32,590 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Leasehold. For a term of 99 years from 31st March 1969 (thus having some 50 years unexpired) at a ground rent of £76,400 per annum Reviewed every 14th year of the lease.

Location

Havant is a south coast town situated some 9 miles from Portsmouth and 22 miles east of Southampton. The town serves a population of some 50,000 and benefits from good road access being on the A27, which links to the M27 a short distance to the west. The property is situated in an industrial location on the east side of Southman Lane, a short distance south of the A27 and east of the A3(M). Occupiers close by include Enterprise Rent-a-Car, SSE, Jobsite UK, Longstone Technology Park, Havant Lorry Park and a number of local occupiers.

Description

The site is arranged over a 0.73 hectare (1.79 acre) site and comprises a warehouse and two plots of land on which buildings have been constructed. The two plots are let on separate grounds leases.

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	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
18 (Langstone House)	Seward Accident Repair Centres Limited	Site Area 2,621.17 sq m (28,974 sq ft)	90 years, 8 months and 10 days from 17th June 1977 Rent review every 14th year	£27,490 p.a.	Rent Review 2019
37	Seward Accident Repair Centres Limited	Site Area 1,096.68 sq m (11,805 sq ft)	89 years from 5th July 1979 Rent review every 14th year	£11,500 p.a.	Rent Review 2021
43	Seward Accident Repair Centres Limited	Ground Floor 1,210.95 sq m (12,730 sq ft)	15 years from 1st June 2007 FR & I subject to a schedule of condition	£70,000 p.a.	

Total £108,990 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

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