

## **RETAIL/GROUND RENT INVESTMENT**

# **Excellent Location**

### FREEHOLD 9.25%



#### 12 London Street, BASINGSTOKE RG21 7NU

- Let to 27<sup>th</sup> June 2029
- Rental Income £28,947
- Prominent Location in pedestrianised area. Telephone: (01256) 331243

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The Agents and Vendor take no responsibility for any errors, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agents' firm have no authority to make any representation or warranty in relation to the property. 12 London Street, Basingstoke Page 2

**LEASE** The property is let to The Gaming Den Ltd on a 10-year full repairing and insuring lease from 28<sup>th</sup> June 2019 outside the Act with no break clause.

**PROPERTY** The property comprises 1675 sq.ft. (net) of self-contained retail space with 13 flats above sold on long-leases. Four are accessed from London Street and the remainder from Feathers Yard at the rear of the property.

RENTAL SCHEDULE	The Gaming Den	£27,000
	Flat 1 London Street	£190.00
	Flat 2 London Street	£175.00
	Flat 3 London Street	£180.00
	Flat 4 London Street	£205.00
	Flat 1 Feathers Yard	£120.00
	Flat 2 Feathers Yard	£120.00
	Flat 3 Feathers Yard	£160.00
	Flat 4 Feathers Yard	£130.00
	Flat 5 Feathers Yard	£135.00
	Flat 6 Feathers Yard	£142.00
	Flat 7 Feathers Yard	£125.00
	Flat 8 Feathers Yard	£105.00
	Flat 9 Feathers Yard	£160.00

#### Total £28,947

- **PROPOSAL** Offers invited in excess of £300,000 for the freehold interest in the property reflecting a yield 9.25% after taking into account purchasers costs of 4.3%.
- **LEGAL COSTS** Each party to bear their own legal costs.
- VIEWING Strictly by appointment with sole agents: -

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