

OFFICE INVESTMENT

Excellent Location

FREEHOLD 6.46%



Royal Station Court, Station Road, TWYFORD RG10 9NF

- **Let to Architect Practice to August 2031 (break 2026)**
- **Generous Parking**
- **Great location opposite railway station**
- **Rent £38,000**

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11 Chequers Road, Basingstoke RG21 7PU

LEASE

The property is let to Langley Hall Associates on a 10-year full repairing and insuring lease from 17th August 2021 with a tenant-only break in August 2026. Langley Hall Associates have been in occupation for over 20 years.

PROPERTY

The property comprises 1890 sq.ft. (net) of self-contained offices on two floors with air-conditioning and a carpark to the rear with 4 spaces. There is an additional area of land blocked by those spaces that can accommodate 3 further cars. In addition the spaces are double depth allowing 11 cars to be parked.

PROPOSAL

Offers invited in excess of £560,000 for the freehold interest in the property reflecting a yield 6.46% after taking into account purchasers costs of 5.1%.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by appointment with sole agents: -

**SBT Ltd
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