

# Lot 12, 3A & 3C Fort Fareham Estate, Newgate Lane, Fareham, Hampshire PO14 1BY

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



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## Property Information

### Freehold Ground Rent Investment

- Freehold Ground Rent of approx. 0.67 Ha (1.64 Acres)
- Unexpired term of 114 years
- Let to Grospher Investments Ltd until April 2138 with 2018 Rent Review outstanding
- Let to T Ware Developments Ltd until April 2138 with 5 yearly Open RPI Rent Reviews
- Located within well established industrial estate
- VAT Free Investment

#### Lot

12

#### Auction

25th September 2024

#### Rent

£47,000 per Annum Exclusive

#### Status

Available

#### Sector

Ground Rent

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 4.5 miles west of Portsmouth, 11 miles east of Southampton  
**Roads** M27, A27.  
**Rail** Fareham Railway Station  
**Air** Southampton Airport

### Situation

The property is situated within the well established Fort Fareham Industrial Estate just off Newgate Lane (B3385).

### Tenure

Freehold.

### EPC

### Description

The property comprises a site of approximately 0.67 Ha (1.64 Acres) upon which sits two office buildings, car parking and a series of arches.

### VAT

VAT is not applicable to this lot.

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## Tenancy & Accommodation

Plot	Site Area Approx. Ha	Site Area Approx. Acre	Tenant	Term	Rent p.a.x.	Review	Reversion
Plot 3A	0.67	(1.64)	GROSPHER INVESTMENTS LIMITED	125 years from 05/08/2013	£22,000	05/08/2018 and 5 yearly (1)	04/08/2138
Plot 3C	0.17	(0.41)	T WARE DEVELOPMENTS LIMITED	116 years from 11/04/2022	£27,000	01/12/2025 and 5 yearly thereafter (2)	04/08/2138

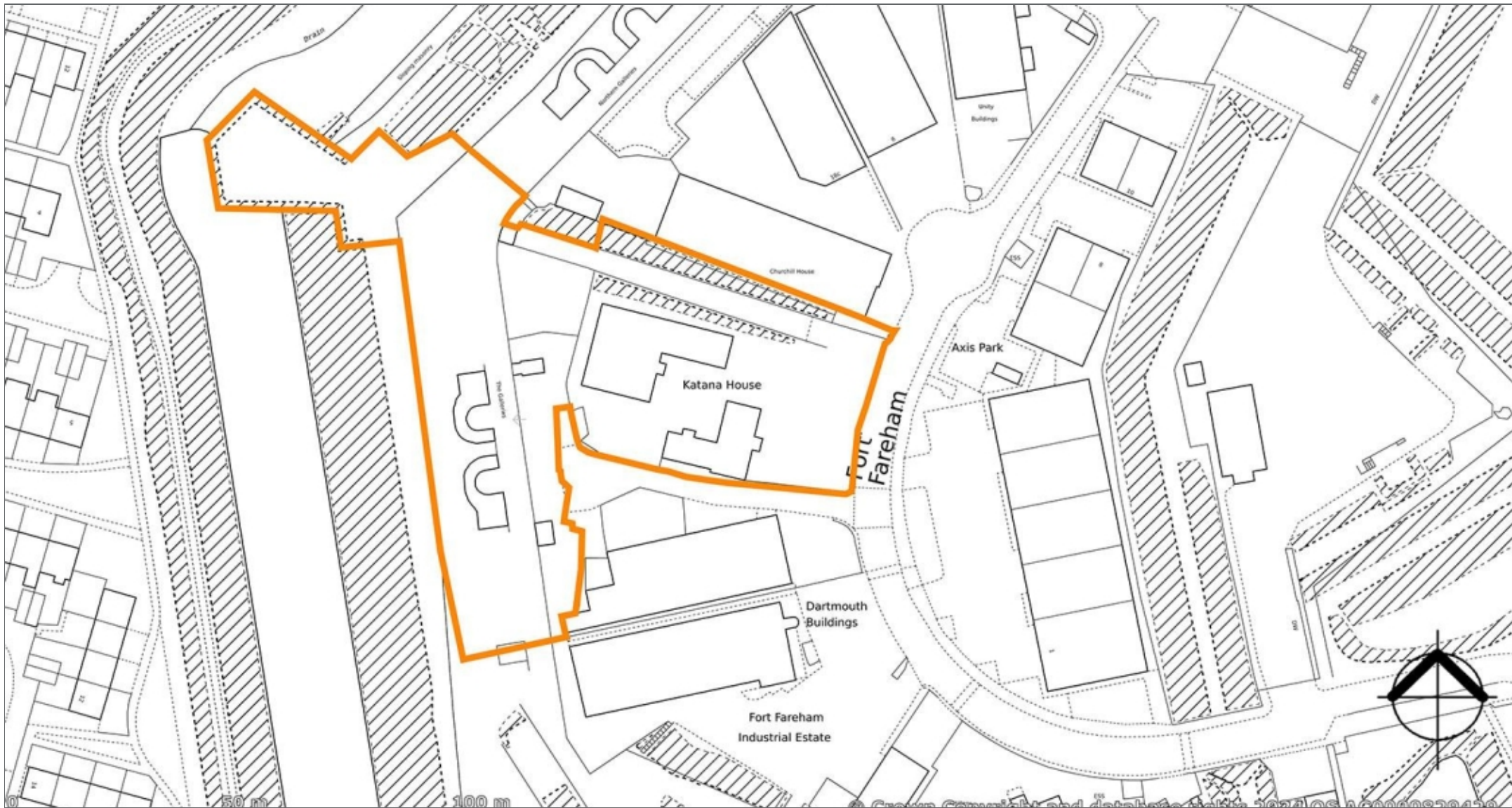
(1) The rent reviews are to Open Market and negotiations for the 2018 rent review remain ongoing, further details are available within the legal pack.

(2) The rent reviews are open RPI linked reviews compounded annually.

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## Contacts

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