

Lot 3

£47,870 Per Annum
Exclusive

22, 22a & 24a Lavant Street,
Petersfield, Hampshire GU32 3EW

Freehold Retail & Residential Investment



Key Details

- Affluent Hampshire Market Town
- Comprises two shops & two separately accessed flats
- Town Centre Location just 150 metres from Petersfield Station
- VAT-Free Investment

On Behalf of Trustees of a Pension Scheme

Location

Miles: 15 miles south-west of Haslemere
18 miles north of Portsmouth
57 miles south-west of London

Roads: A272, A23 and A3 link to A3(M)

Rail: Petersfield Station (London Waterloo 63 minutes)

Air: London Gatwick Airport (34 miles)
London Heathrow Airport (38 miles)

Situation

Petersfield is an affluent and historic market town in the heart of the South Downs National Park. The property is situated on the south side of Lavant Street, close to its junction with Charles Street, 150 metres east of the Railway Station and 250 metres west of the Rams Walk Shopping Centre, which is anchored by Waitrose. Swan Street Car Park is close by. Occupiers nearby include Dominos, Henry Adams and a number of specialist retailers.

Description

The property comprises two ground floor shops with two separately accessed flats above.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

See Legal Pack at www.acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	91.40 sq m (984 sq ft)	D.M HARDEN t/a The Tile Store	6 years from 7/06/2019	£18,000
Ground	Retail/Ancillary	46.60 sq m (502 sq ft)	R.M. ARMSTRONG t/a Domestic Appliances & Repairs	10 years from 25/03/2017 with a rent review on 25/03/2022	£11,000
First	Residential	64.80 sq m (698 sq ft)	INDIVIDUAL	AST from 12/02/2015 (Holding Over)	£9,270
Flat	Residential	71.91 sq m (774 sq ft)	INDIVIDUAL	AST from 28/03/2020 (Holding Over)	£9,600
Total		274.80 sq m (2,958 sq ft)			£47,870



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