

## lot 32

Exchange House, Station Road  
Liphook, Hampshire GU30 7DW

Rent  
**£84,800**  
per annum  
exclusive  
(with 2 office  
suites to be  
let) (Subject  
to Note 3)

Freehold Modern Office and Residential  
Investment

- Approximately 840 sq m (9,042 sq ft)
- Includes one self-contained flat
- Fixed Rental Increases
- 38 car parking spaces



#### Location

Miles: 48 miles south-west of London  
34 miles south of Reading  
26 miles east of Winchester  
19 miles south-west of Guildford

Roads: A3

Rail: Liphook Rail

Air: London Heathrow Airport, London Gatwick Airport

#### Situation

The property is located in the heart of Liphook at the junction of Station Road and Newton Road within a mixed retail and residential area. Liphook Mainline Railway Station offers regular services to London Waterloo.

#### Description

The property is an attractive and prominent modern office building comprises office accommodation on the ground and first floors and part of the second floor. The other part of the second floor is a self-contained one bedroom flat. The property benefits a car park accommodating some 38 cars.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

**Six Week Completion Available**

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x. (Reversions)
Ground	Office	148.64 sq m (1,600sq ft)	<b>DREAMS COME TRUE CHARITY (1)</b>	5 years from 11th November 2011 (2)	£14,400 (3) (2021)
Ground	Office	100.24 sq m (1,079 sq ft)	<b>VACANT POSSESSION</b>		
Ground	Office	44.22 sq m (476 sq ft)	<b>VACANT POSSESSION</b>		
First and Part Second		510.87 sq m (5,499 sq ft)	<b>METOC PLC (4)</b>	10 years from 18th April 2004	£63,200 (2014)
Part Second	Residential Flat	36.05 sq m (388 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy – 1 year from 1st July 2011	£7,200
<b>Totals</b>		<b>840.02 sq m (9,042 sq ft)</b>			<b>£84,800</b>

(1) Dreams Come True are a national charity that brings joy to terminally and seriously ill children by making their treasured dreams come true. (www.dreamscometrue.org.uk)

(2) The lease provides for a tenant only option to determine the lease on 11th October 2014.

(3) The current rent reserved under the terms of the lease is £11,200 per annum exclusive. The lease provide for fixed increases in rent as follows; £12,800 per annum exclusive on 11th November 2012, £14,400 per annum exclusive on 11th November 2013, £16,000 per annum exclusive on 11th November 2014 and £17,600 per annum exclusive on 11th November 2015. The seller will pay the buyer the difference between the current rent reserved of £11,200 per annum exclusive and £14,400 per annum exclusive from completion of the sale until 11th November 2013.

(4) Intertek METOC is a leading international consultancy providing specialist technical services in the marine, coastal and river environments. (www.metoc.co.uk)

#### For further details please contact:

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#### Solicitors:

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