

## lot 2

# 8 The Square Petersfield, Hampshire GU32 3HJ

Rent  
**£40,000**  
per annum  
exclusive  
combined

## Freehold Retail and Residential Investment

- Shop let to The Carphone Warehouse Limited
- 2 bedroom maisonette let on an Assured Shorthold Tenancy
- Prominent town centre location

- Nearby occupiers include Barclays Bank, Lloyds TSB, Crew Clothing, Caffè Nero, Joules, Waitrose, Fat Face and Laura Ashley
- Six Week Completion



### Location

Miles: 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

The property is situated in the heart of Petersfield – an affluent and historic market town in the heart of the South Downs National Park. The property is situated on the northern side of The Square which forms the principal retail shopping location together with the High Street and the nearby Rams Walk Shopping Centre.

### Description

The property comprises a ground floor shop unit with a self-contained 2 bedroom maisonette over the first and second floors. The maisonette has separate access from the front and the shop unit also benefits from rear access. There are two car parking spaces to the rear.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	64.75 sq m (697 sq ft)	<b>THE CARPHONE WAREHOUSE LIMITED (i)</b>	10 years from 29/09/2007 on an effective full repairing and insuring lease	£32,500	28/09/2017
Ground	Ancillary	4.18 sq m (45 sq ft)				
First/Second	Residential	Not Measured	<b>INDIVIDUAL</b>	AST 12 months from 08/10/2013	£7,500	07/10/2014
<b>Totals</b>		<b>68.93 sq m (742 sq ft)</b>			<b>£40,000</b>	

(i) For the year ending 30th March 2013, The Carphone Warehouse Limited reported a turnover of £1,671,731,000, pre-tax profits of £98,895,000 and a total net worth of £864,975,000. (Source: www.riskdisk.com 20/02/2014)

### For further details please contact:

**Sandy Hamilton**  
Tel: +44 (0)20 7034 4861.  
Email: sandy.hamilton@acuitus.co.uk

**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk  
**www.acuitus.co.uk**

### Solicitors:

**TWM Solicitors**  
65 Woodbridge Road, Guildford GU1 4RD.  
Tel: +44 (0)1483 752761.  
Email: howard.house@twmsolicitors.com  
Ref: Howard House.

