Investment

8 The Square Petersfield, Hampshire GU32 3HJ

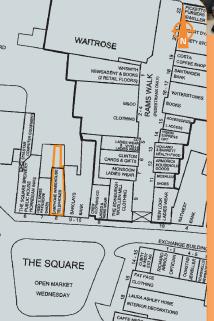
Rent **£40,000** per annum exclusive combined

lot 2

Freehold Retail and Residential 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





- Miles: 18 miles north of Portsmouth

Tenancy and accommodation

- 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.

The property comprises a ground floor shop unit with a selfcontained 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.

Freehold.

VAT is not applicable to this lot.

Floor	Use	Floor Areas (A	pprox)	Tenant		Term	Rent p.a.)	k. Reversion
Ground Ground	Retail Ancillary	64.75 sq m 4.18 sq m		t) THE CARF t) WAREHO		10 years from 29/09/2007 on an (1) effective full repairing and insurin lease		28/09/2017
First/Secor	d Residential	Not Meas	sured	INDIVIDU	AL	AST 12 months from 08/10/2013	£7,500	07/10/2014
Totals		68.93 sq m	(742 sq f	t)			£40,000	
(1) 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)								

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