

# Atticus House, The Windmills, Turk Street Alton, Hampshire GU34 1EF

lot 47

## Freehold Office Investment

- Let to tenants including Fox & Co Accountants
- Approximately 3,086 sq ft with parking
- Potential Change of Use to Residential (subject to leases and consents)

- Close to Sainsbury's and Marks & Spencer
- VAT-free investment
- Close to Alton town centre

Rent  
£40,000  
per annum



## Location

Miles: 17 miles north-east of Winchester  
20 miles south-west of Guildford  
Roads: A3, M3  
Rail: Alton Railway Station  
Air: London Heathrow Airport, Southampton Airport

## Situation

The property is situated on the southern side of Turk Street, between its junctions with Maltings Close and St Mary's Close, a short walk from the town centre. Retailers represented in the town include Sainsbury's Supermarket, Marks & Spencer, Boots the Chemist, Pizza Express, Prezzo, Caffè Nero and branches of Nationwide, HSBC and NatWest banks.

## Description

The property comprises an office building with office accommodation at basement, ground, mezzanine, first and second floors. The property benefits from car parking for approximately 13 cars.

## Tenure

Freehold.

## VAT

VAT is not applicable to this lot.

## Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant.	Term	Rent p.a.x.	(Reversion)
Basement/Ground/Mezzanine (plus 5 car park spaces)	Offices/Ancillary	108.60 sq m (1,169 sq ft)	<b>ATTICUS HOLDINGS LIMITED t/a Financial Discounts Direct (1)</b>	10 years from 25/12/2008 (2)	£15,500	(24/12/2018)
First (plus 5 car park spaces)	Offices/Ancillary	107.12 sq m (1,153 sq ft)	<b>FOX &amp; CO (ACCOUNTANTS) LIMITED (3)</b>	10 years from 25/12/2008 (2)	£15,000	(24/12/2018)
Second (plus 3 car park spaces)	Offices/Ancillary	70.95 sq m (764 sq ft)	<b>R. RAZACK t/a College of Contract Management United Kingdom</b>	2 years from 08/08/2016	£9,500 (4)	(07/08/2018)
<b>Totals</b>		<b>286.67 sq m (3,086 sq ft)</b>			<b>£40,000</b>	

(1) Atticus Holdings Limited (trading as Financial Discounts Direct Limited) provide a discount dealing and information service to private investors who wish to make their own investment choices and purchase financial products on favourable terms. The business has grown rapidly and is now one of the leading discount brokers in the UK with over £400,000,000 invested on behalf of more than 35,000 clients (Source: www.financialdiscounts.com 12/09/2016).

(2) These leases are contracted outside of the Security of Tenure Provisions of the Landlord & Tenant Act 1954.

(3) Fox & Co was incorporated in 2005 following the merger of two practices which had been established in the Alton and Basingstoke area since 1989 (Source: www.foxco.co.uk 12/09/2016).

(4) This rent is inclusive of service charge and building insurance.

## For further details please contact:

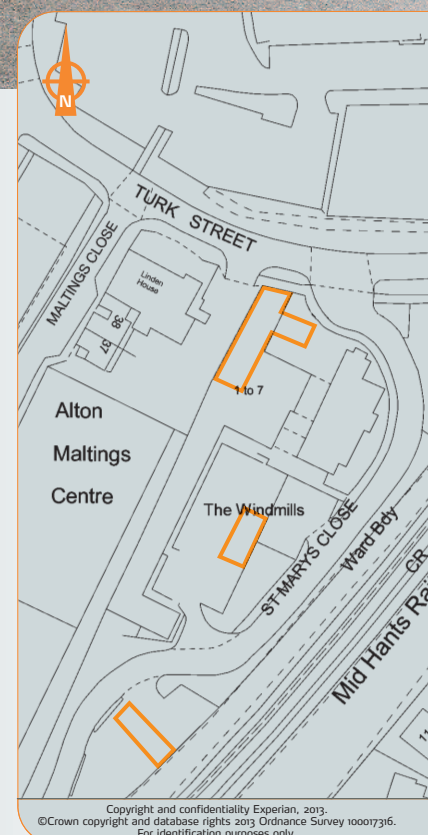
**David Margolis**  
Tel: +44 (0)20 7034 4862.  
Email: david.margolis@acuitus.co.uk  
**George Watkins**  
Tel: +44 (0)20 7034 4861.  
Email: george.watkins@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

## Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

## Seller's Solicitors:

**Verisona Law**  
Wellesley House, 202 London Road, Waterloo, Hampshire, PO7 7AN  
Tel: +44 (0)2392 312056  
Email: julian.degiovanni@verisonalaw.com  
Ref: Julian De Giovanni



Copyright and confidentiality Experian, 2013.  
© Crown copyright and database rights 2013 Ordnance Survey 100017316.  
For identification purposes only.