

Lot 51

£135,620 per annum
exclusive

Exchange House, 33 Station Road,
Liphook, Hampshire GU30 7DW
Freehold Office and Residential Investment



Tenancy and accommodation

Lot 51

£135,620 per annum exclusive

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Part Ground	Office	28.24 sq m	(304 sq ft)	VISUALIZE OFFICE SOLUTION LIMITED (1)	Licence agreement for 6 months from 01/07/2017	£9,576	(31/12/2017)
Part Ground	Office	51.65 sq m	(556 sq ft)	TEEJET LONDON LIMITED (2)	Licence agreement for 6 months from 01/05/2017	£16,680	(30/11/2017)
Part Ground	Office	192.86 sq m	(2,076 sq ft)	DREAMS COME TRUE (3)	3 years from 11/11/2016 (4)	£29,064	11/11/2017 11/11/2018 (4) (10/11/2019)
First Floor Part Second	Office	510.87 sq m	(5,499 sq ft)	METOC LIMITED (5)	4 years from 15/08/2015	£72,500	(14/08/2019)
Second Floor	Residential	One Bedroom Flat		INDIVIDUALS	Residential tenancy agreement for a term of 1 year from 01/07/2017	£7,800	(01/07/2018)
Total Office Area		783.62 sq m (8,435 sq ft) (6)				£135,620	

- (1) Visualize Office Solution Limited deliver accounting, bookkeeping, secretarial and administration services locally in the Hampshire/West Sussex area and throughout the UK (Source: www.visoff.co.uk 05/06/2017).
- (2) TeeJet Technologies designs and manufactures products for a wide range of agricultural, turf, and right-of-way spraying and spreading applications (Source: www.teejet.com 05/06/2017).
- (3) Dreams Come True children's charity helps children and young people with serious and life-limiting conditions to fulfil a dream (Source: dreamscometrue.uk.com 05/06/2017).
- (4) The lease provides a tenant only break option on 11/11/2018. The lease provides fixed rental increases to £31,140 on 11/11/2017 and £33,216 on 11/11/2018.
- (5) For the year ending 31st December 2015, Metoc Limited reported a turnover of £5,213,000, pre-tax profits of £212,000 and a total net worth of £3,399,000 (Source: Experian Group 05/06/2017). Metoc Limited are a subsidiary of Intertek Group Plc, an industry leader in Total Quality Assurance with more than 42,000 employees in 1,000 locations in over 100 countries (Source: www.intertek.com 05/06/2017).
- (6) Please note the total floor area stated does not include approximately 683 sq ft of communal hallway on the ground floor, this brings the total area to 9,118 sq ft excluding the entrance foyer, WCs, stairwells and basement plant area.

Key Details

- Multi-let modern office building
- Tenants include Metoc Limited (part of Intertek Group) and Dreams Come True charity
- Self-contained one bedroom flat at second floor
- Affluent Hampshire location
- Future residential development potential (subject to consents)

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
(64 minutes to London Waterloo)

Air: London Heathrow Airport
London Gatwick Airport

Situation

Liphook is located on the West Sussex border, by-passed by the A3 providing fast access to Petersfield and the M27, and Guildford and the M25. The property is located in the heart of Liphook at the junction of Station Road and Newton Road, adjacent to a Mainline Railway Station which offers regular services to London Waterloo. The surrounding area is mixed retail and residential, including a Sainsbury's supermarket. The area has also recently seen a number of new residential developments.

Description

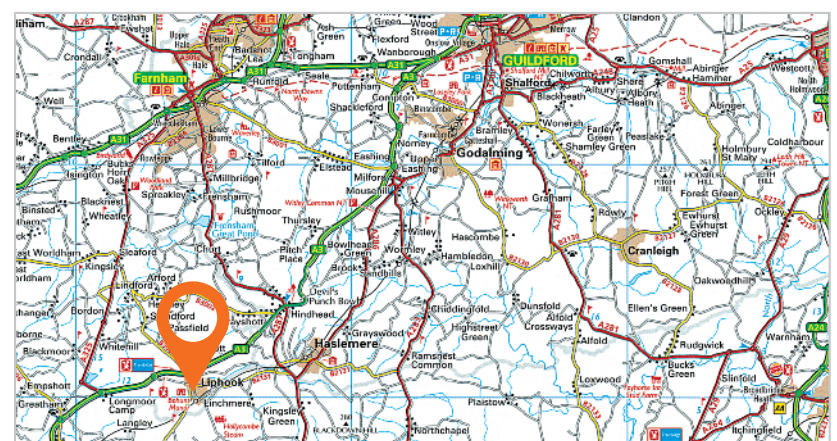
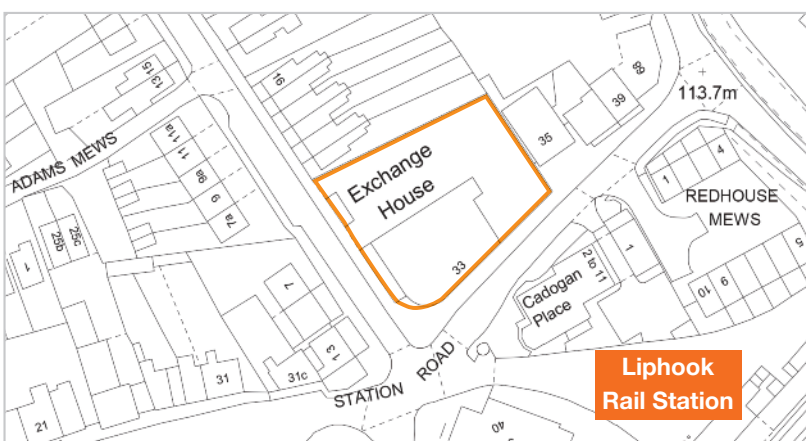
The property is an attractive and prominent modern office building comprising office accommodation on the ground and first floors and part of the second floor. The property is currently arranged to provide four self-contained office suites, a second floor self-contained one bedroom flat and a small basement plant area. The property benefits from a car park to the rear accommodating some 38 cars accessed via Newton Road and Station Road.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

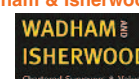


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