

FOR SALE  
MULTI-LET RETAIL INVESTMENT IN AFFLUENT MARKET TOWN



THE HUNDRED  
FORDINGBRIDGE, HAMPSHIRE SP6 1AA



## Summary

- » Multi-let retail investment in affluent market town
- » Three lock up retail units with four flats over , which have been sold on long leasehold interests
- » Prominent position fronting the High Street and principle entrance road to the town centre
- » Total rental of **£21,850 per annum** exclusive
- » **Freehold**
- » **Price £280,000**
- » VAT not applicable

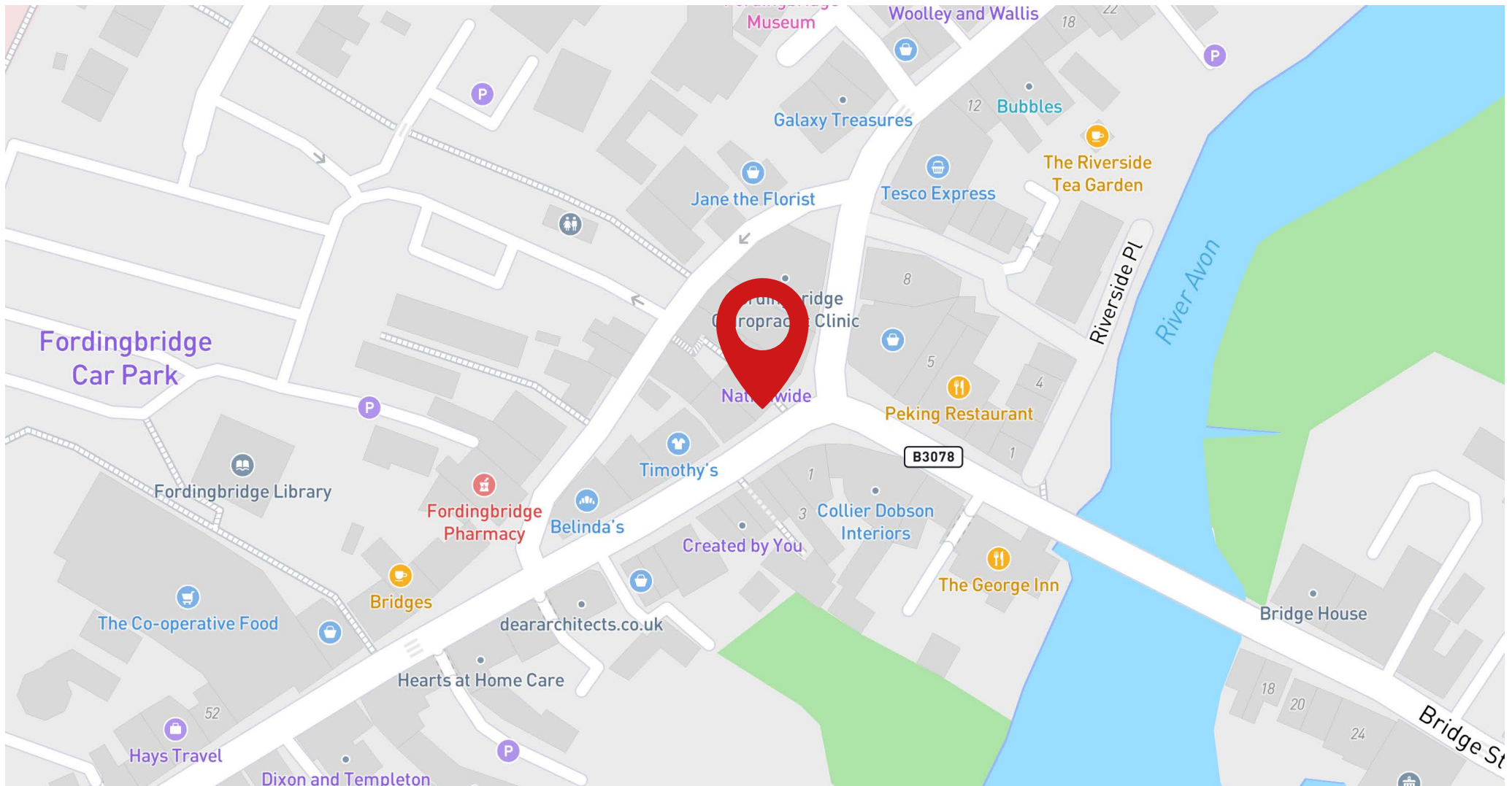




# Location

Fordingbridge is an attractive town situated on the northern edge of the New Forest, making it a popular destination with tourists. The town is situated in a convenient location being approximately 10 miles from the city of Salisbury, 15 miles from Southampton and 15 miles from the Christchurch / Bournemouth / Poole conurbation. These premises form part of an attractive Grade II listed building, very prominently situated within the High Street.

**TESCO EXPRESS** convenience store and **CO-OP** supermarket are all represented close-by. A pedestrian alleyway leads through the development, which links the High Street with the town's principal shoppers car park. The café to the rear of the development benefits from significant footfall from the car park.



## Description

A development comprising 3 retail units on the ground floor, with 4 flats above which have all been sold off on long leasehold interests. Two of the shops front the main High Street with a pedestrian walkway leading to the third unit to the rear of the development, benefiting from frontage to the towns principle shoppers car park.

## Accommodation

### Units 4 & 5 The Hundred

|                  |            |           |
|------------------|------------|-----------|
| Total sales area | 58.73 Sq m | 632 Sq Ft |
|------------------|------------|-----------|

### Units 2 & 6 High Street

|                  |           |           |
|------------------|-----------|-----------|
| Total sales area | 70.1 Sq m | 755 Sq Ft |
|------------------|-----------|-----------|

### One Hundred, Roundhill

|                     |            |           |
|---------------------|------------|-----------|
| Total internal area | 54.81 Sq m | 590 Sq Ft |
|---------------------|------------|-----------|

Four flats which have been sold off on long leasehold interests.

## Price

**£280,000**

## EPC Ratings

|                             |         |
|-----------------------------|---------|
| Units 2 & 6 High Street     | C - 52  |
| Units 4 & 5 The Hundred     | C - 63  |
| Cafe One Hundred, Roundhill | F - 136 |

## Viewing

Strictly by prior appointment through the agents, through whom all negotiations must be conducted.



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## Tenancies

### Units 4 & 5 The Hundred,

This is let by way of a 5 year effective full repairing and insuring lease from 29th September 2023, thus expiring 28th September 2028. The passing rental is £5,800 per annum exclusive and the lease provides for an upward only rent review at the 3rd anniversary of the term. The lease also includes a tenant's option to break the lease upon the 2nd anniversary of the term, subject to 6 months written notice.

### Units 2 & 6 High Street, t/a Nationwide Building Society

This is let by way of a 10 year effective full repairing and insuring lease from 25th December 2016, thus expiring 24th December 2026. The passing rental is £10,000 per annum exclusive. The tenant had an option to break the lease this year, which they did not exercise.

### One Hundred, Roundhill, t/a Forest Edge Gelato

This is let by way of a 6 year effective full repairing and insuring lease from 11th January 2022, thus expiring 10th January 2028. The passing rental is £5,250 per annum exclusive and there is no tenant option to break during the terms of the lease. The lease incorporates an upward only, open market rent review upon the 3rd anniversary of the term.

### Flats 1, 2, 3 & 4

These have all been sold on leases from 1st November 2007, for a term of 125 years, thus expiring 1st November 2132. Each flat pays a ground rent of £200 per annum.

**The total net rental income is therefore £21,850 per annum.**

## VAT

The property is not elected for VAT.

## Important

### ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.