

FOR SALE

**HOLLIS
HOCKLEY**



Millbank House, Hartley Wintney, RG27 8PE

High Street retail investment opportunity with additional ground rent income

Summary

Tenure	For Sale
Available Size	1,607 sq ft / 149.30 sq m
Price	Offers in the region of £650,000
Business Rates	Upon Enquiry
EPC Rating	C (52)

Key Points

- Rare investment opportunity
- 2 x tenanted shops
- Prominent High Street location
- Additional ground rent income from flats above

Millbank House, Hartley Wintney, RG27 8PE

DESCRIPTION

Millbank House is located on London Road, close to the central trading location in Hartley Wintney, and the village green.

The village centre facilities are within a very short walk, that include a Post Office, Tesco convenience store, Costa Coffee, butchers, baker and a range of local retailers, with pub and restaurants.

Both of the retail units have longstanding tenants who have been in occupation for many years.

Shop 1 is leased to Odiham Cottage Hospital (as a charity shop) at a current rent of £22,378 per annum until 24 December 2031, with annual RPI increases. The unit has 2 private parking spaces at the rear, and has a rateable value of £14,250 per annum.

Shop 2 is let to Mackenzie Smith Estate Agent at a rent of £23,448 per annum until 31 October 2029, with RPI annual increases. Similarly, this unit has 2 parking spaces at the rear, and a rateable value of £14,500 per annum.

The various first floor residential flats are all sold on long groundleases, with groundrent income (further details upon application). The flats have allocated parking spaces in the rear car park, at the rear of which is an additional garden area.

Millbank House is a character building, presented in good condition externally, offering an opportunity to acquire a freehold investment with secure income from long established tenants in occupation, together with a managed residential ground rent income, thus providing a secure and easily managed investment opportunity.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Shop 1 - Odiham Cottage Hospital Charity Shop	1,039	96.53
Ground - Shop 2 - Mackenzie Smith Estate Agent	568	52.77
Total	1,607	149.30

PRICE

£650,000 plus VAT.

RATES

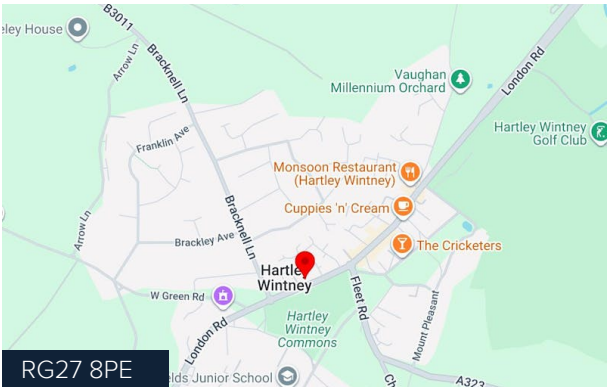
Shop 1 - £14,250 per annum.
Shop 2 - £14,500 per annum.

EPC

C/52.

LEGAL FEES

Each party to meet its own legal costs incurred in the transaction.



Viewing & Further Information

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