goadsby

64 High Street
Fordingbridge, Hampshire, SP6 1AX

INVESTMENTS



FOR SALE

Retail Investment

Located In The Popular And Affluent Town Of Fordingbridge

ref: c302227

investments@goadsby.com 01202 550066 goadsby.com

Summary

- Retail investment located in the popular and affluent town of Fordingbridge
- Located in a strong trading position on the High Street
- The property comprises a ground floor sales area with additional basement storage and a single WC
- The tenant has been in occupation for over 15 years
- The current rent passing is £4,500 per annum exclusive
- Freehold – the residential flats have been sold on long leasehold interests producing a combined rent of £225 per annum
- Attractive lot size
- Currently not elected for VAT

Proposal

Total current rental income **£4,725 per annum exclusive**

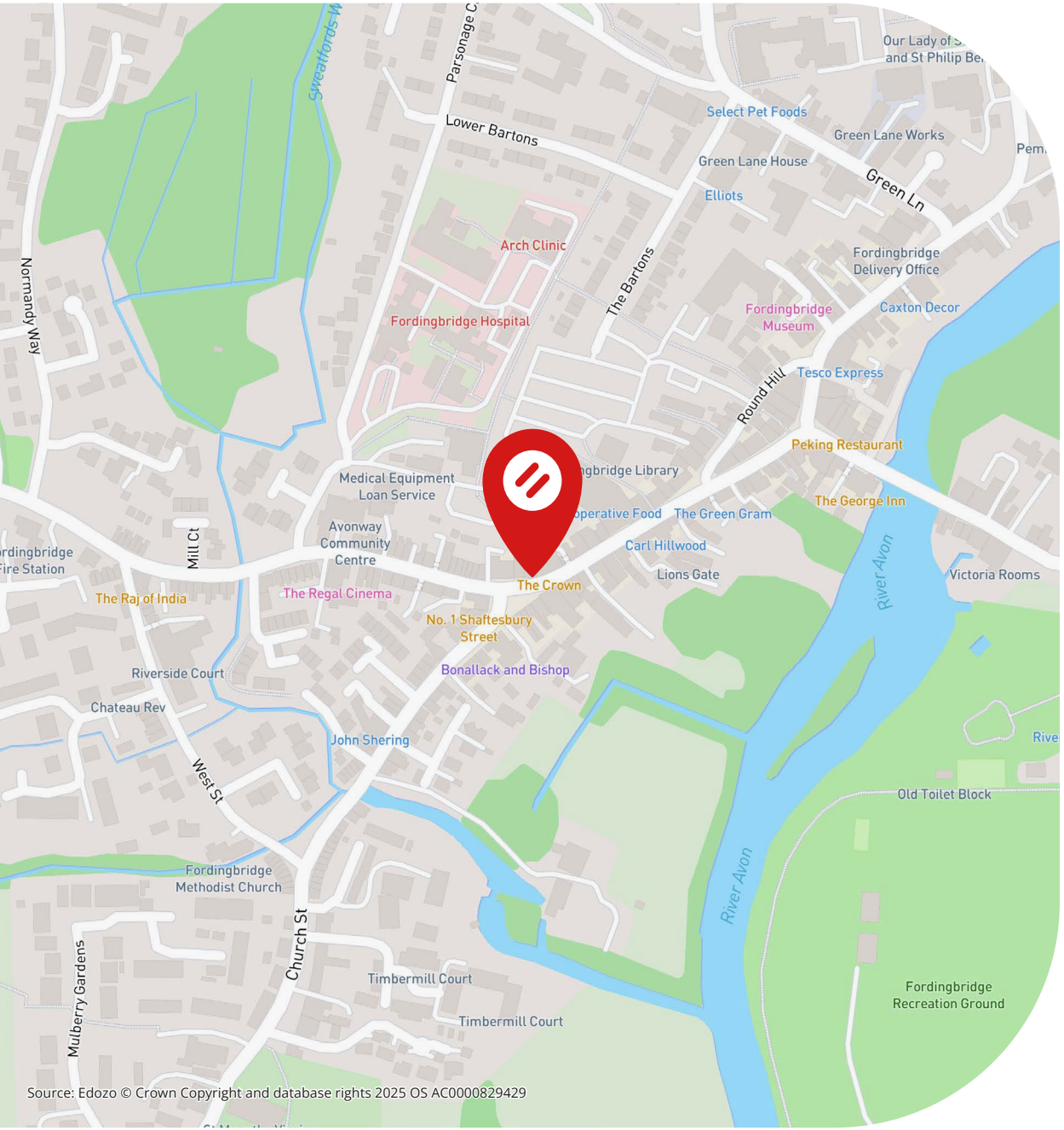
Quoting price **£55,000**

A purchase at this level reflects a net initial yield of 8.44%, allowing the deduction of typical purchaser's costs of 1.80%.



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Location

- Fordingbridge is an attractive town situated on the northern edge of the New Forest, making it a popular destination for 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 Christchurch/ Bournemouth/Poole conurbations
- This retail premises is situated on the High Street, where numerous multiple retailers are represented including a Co-op Supermarket, Tesco Express and Nationwide Building Society
- There are also a range of quality independent shops, cafes, restaurants and health and beauty service providers

Nearby Occupiers

>> LOCATION MAP

>> STREET VIEW

>> WHAT3WORDS

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Description

- Freehold 3 storey mixed use building
- Ground floor retail and basement let to an occupational tenant
- Residential units 2, 3 and 4 The Fairings are all sold on long leasehold interests
- Occupying a strong trading position on the High Street



Accommodation

The accommodation with approximate areas are arranged as follows:-

Ground Floor Shop :

Ground Floor Net Internal Area	**108 sq ft // 28.61 sq m**
Basement	**145 sq ft // 13.5 sq m**
Total Net Internal Area Approx.	**453 sq ft // 42.11 sq m**

Tenancy

Tenant	Private individual
Term	5 years from 16 November 2009 up to and including 15 November 2014 (now holding over)
Rental Income	£4,500 per annum exclusive
Type of Lease	Effective full repairing and insuring
Rent Deposit	£750

EPC Rating

TBC

Residential Units

2, 3 and 4 the Fairings are three residential units which are all sold on long leasehold interests, producing a combined ground rent of £225 per annum.

2 The Fairings:- Expires on 27 September 2160

3 The Fairings:- Expires on 28 September 2081

4 The Fairings – Expires on 27 September 2160

Price

£55,000

A purchase at this level reflects a net initial yield of 8.44 %, allowing the deduction of typical purchaser's costs of 1.80%.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

We have been advised by the vendor that the premises is currently not elected for VAT.

Important

IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting 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 or tenant once terms have been agreed.

Viewings

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

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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.



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