



**2 LONDON ROAD, WATERLOOVILLE, PO8 0BZ**

**INVESTMENT / OFFICE / RETAIL FOR SALE**

**3,207 SQ FT (297.94 SQ M)**





# Summary

## Multi-Let Investment Opportunity

Available Size	3,207 sq ft
Price	£550,000
VAT	Applicable
EPC Rating	Upon enquiry

- Prominent corner frontage
- Well established tenants in local village
- Tenants in occupation for 8 years plus
- First floor previously used as residential
- Tenants have option to park at Tyfield House
- Five self-contained commercial units
- Current income £36,496 pa with vacant unit on market for £12,000 pa
- Owned for 45 years





# Location



**2 London Road, Horndean,  
Waterlooville, PO8 0BZ**

Horndean is located on the southern fringe of South Downs National Park, approximately eight miles south of Petersfield, eight miles north of Portsmouth, connected and bisected by the A3(M). The village has benefited from good access to the A3(M) which has led to local development.

The nearest railway station is two miles to the south east at Rowlands Castle, whilst mainline stations with direct trains to London Waterloo are available at Petersfield (1 hour 10 minutes) and Havant, five miles to the south ( 1 hour 24 minutes).









# Further Details

## Description

2 London Road occupies a prominent corner frontage onto London Road and Blendworth Lane. The property is comprised of two ground floor retail units facing onto London Road and a retail unit at the rear facing onto Blendworth Lane, which has access to a small courtyard.

The first floor offices are both self contained with separate access to each offices which both have office space, kitchenette and a W/C.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - 2 London Road	1,243	115.48	Available
Ground - 2a London Road	386	35.86	Available
Ground - 2b London Road	504	46.82	Available
1st - Front FF 2 London Road	521	48.40	Available
1st - Rear FF 2 LOnon Road	553	51.38	Available
<b>Total</b>	<b>3,207</b>	<b>297.94</b>	

## Terms

We have been instructed to market the freehold interest at a price of £550,000 (Five Hundred and Fifty Thousand Pounds), subject to contract and exclusive of VAT.

## Tenancies

Please refer to the tenancy schedule at the end of marketing brochure.

Total Income is £36,496 per annum with one vacancy guiding at £12,000 pa. Once fully let, total income is anticipated to be £48,496 per annum.

As part of the tenants leases, they have the right to park at Tyfield House. This is on a first come, first served basis. Tyfield House could be available by way of separate negotiation.

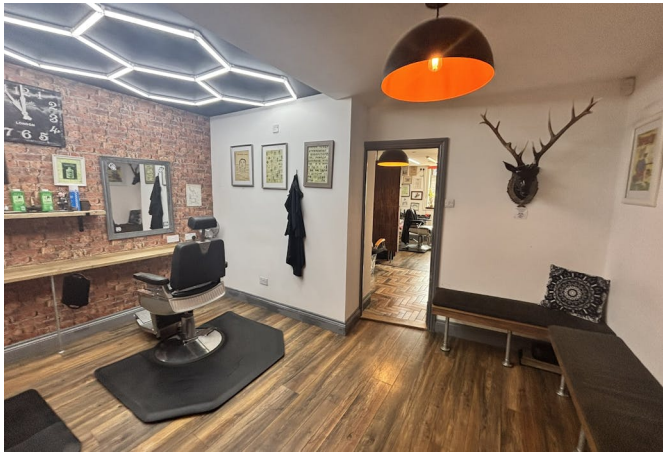
## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser and any beneficial owner together with evidence/ proof identifying the source of funds being relied upon to complete the transaction.

## Legal Fees

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









## Enquiries & Viewings



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**Vail  
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<b>Address</b>	<b>Rent</b>	<b>From</b>	<b>Lease Length</b>	<b>Tenant</b>	<b>Comment</b>
2 London Road	£12,096.00	05/02/2014	9 years	Ronald John Razzell t/a Nicos Bakery	Holding over
2a London Road	£10,700.00	14/02/2022	20 years	Weng Property Ltd	Long term use with new long lease
2b London Road	£5,950.00	03/03/2017	6 years	Harry Phelan t/a Studio H	Holding over
FF Front 2 London Road	£7,750.00	14/09/2015	15 years	Gray Property Management Limited	
FF Front 2 London Road	£12,000.00	On the Market	Vacant	Vacant	Currently on the market
<b>Current passing rent</b>	<b>£36,496.00</b>				
<b>Total rent once let</b>	<b>£48,496.00</b>				