Investment

FOR SALE

HOLLIS HOCKLEY



Rhoda House, 4a Church Road, Fleet, GU51 3RU

Multi-occupancy office building For Sale as an investment

Summary

Tenure	For Sale
Available Size	3,177 sq ft / 295.15 sq m
Price	£650,000 for the freehold interest
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Investment opportunity
- Good quality office building in central town position
- Well maintained and managed
- Well-established, longstanding tenants
- Good on-site parking

Rhoda House, 4a Church Road, Fleet, GU51 3RU

LOCATION

Rhoda House is a well-maintained and attractive office building, benefiting from a convenient town centre position, within easy walking distance of both town centre facilities, and Fleet railway station (Waterloo approx. 40 mins).

The building is currently occupied by 3 tenants, all of which are well-established companies, each of which has been in occupation of their respective suites for some years, on renewable annual licences.

The net rental income is approx. £48,000 per annum, with the individual occupiers paying their own business rates (the business rates are separately assessed for the individual areas), and contributing respective contributions to general running costs including gas, electricity, water and refuse collection.

As such, Rhoda House provides a well-maintained and functioning building with established existing tenants, but for which would be readily lettable individual spaces in the event of any future letting needs.

Details of the individual tenants / tenancy documents are available upon application.

VAT is not payable on the transaction.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Unit A - Ground	1,080	100.34
Unit - Unit A - First Floor	720	66.89
Unit - Unit B - Ground	861	79.99
Unit - Unit B - First Floor	516	47.94
Total	**3,177**	**295.16**

PRICE

£650,000 for the freehold interest.

EPC

Upon application.

BUSINESS RATES

The individual suites are all separately assessed, each falling below the threshold level for potential Small Unit Business Rate Relief, with individual tenants paying their own business rates.

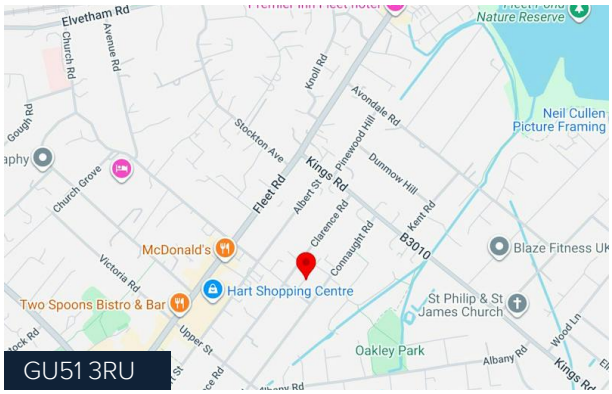
Details of rateable assessments are available upon application.

LEGAL FEES

Each party to meet their own legal fees incurred in the transaction.







Viewing & Further Information

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