

Matthew Pellereau

Commercial Property Consultants

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Ref: N/1082

STATION ROAD, HOOK, HAMPSHIRE.

FREEHOLD SHOP INVESTMENT

SHOP TENANT – CORAL RACING LTD

FOR SALE - NO VAT



ADDRESS: 4/4a Fairholme Parade, Station Road, Hook, Hants. RG27 9HE

LOCATION: The Property is prominently situated in an established local retail parade in the centre of the village immediately adjacent to the mainline railway station and within a mile of the M3 motorway junction 5. There is car parking to the front and rear of the property.

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Matthew Pellereau is the trading name of Matthew Pellereau Limited.

These particulars are for guidance of intending purchasers or lessees only and do not constitute any part of an offer or contract. These details are given in good faith and should not be relied on as statements or representations of fact. No employee of Matthew Pellereau has any authority to make or give any representation or warranty.

- DESCRIPTION:** The Premises comprise a lock-up shop on the ground floor with a self-contained flat on the first and second floors. The Property is of cavity brick construction with a pitched tiled roof to the front with a flat asphalt covered roof to the rear.
- ACCOMMODATION:** Based on the RICS Code of Measuring Practice we calculate the floor areas of the ground floor shop are as follows:
- Shop: 760 sq ft (70.6 sq m)
- The Property has a shop frontage of 16ft 6 inches and a shop depth of 50 ft.
- USER:** Ground Floor - A1 and A2 Uses.
First and Second Floor - Residential.
- TENURE:** The Property is for sale Freehold.
- TENANCIES:** The Property is let as follows:-
Ground floor to Coral Racing Ltd for a term of 10 years on effective full repairing and insuring terms from the 29th September 2016, subject to an upward only rent review at the end of the 5th year, at a current rent of £15,800 per annum and a Tenant break after 5 years on 6 months notice at no penalty.
First & Second Floors are let to Mr Syed Ahmed on a 99 year lease from the 4th April 1986 on effective full repairing and insuring terms on a ground rent of £75 pa with fixed increases after 50 years to £100 pa and after 75 years to £125 pa.
- PRICE:** We are instructed to seek offers in the region of £285,000 for our Client's freehold interest in the above Property subject to and with the benefit of the leases.
- VAT:** The Property is not elected for VAT and therefore VAT will not be payable on the purchase price.
- LEGAL COSTS:** Each party to be responsible for their own legal costs.
- VIEWING:** Strictly by appointment with the Sole Agents:-
- Matthew Pellereau Limited**
- Tel: 01276-601791**
Email: mpellereau@aol.com
- www.matthewpellereau.co.uk**

Energy Performance Certificate

Non-Domestic Building



4 Fairholme Parade
Station Road
HOOK
RG27 9HE

Certificate Reference Number:
9693-3037-0853-0900-0825

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 88

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity

Building environment: Air Conditioning

Total useful floor area (m²): 74

Building complexity (NOS level): 3

Building emission rate (kgCO₂/m²): 126.23

Benchmarks

Buildings similar to this one could have ratings as follows:

28

If newly built

83

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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