HOLLOWAY ILIFFE & MITCHELL

Investment
FOR SALE

Unit R Fort Wallington Industrial Estate, Military Road, Fareham, PO16 8TT

Unique Investment Opportunity

Summary

Tenure	For Sale
Available Size	5,700 sq ft / 529.55 sq m
Price	£680,000 + VAT
EPC Rating	D (86)

Key Points

- Rare Investment Freehold Opportunity
- Recently Refurbished Building
- Close to Junction 11 of M27
- Large Yard and Parking Area
- Single Tenant Occupying The Whole
- Secluded Location

RICS

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Location

Unit R is on the southern perimeter of Fort Wallington Industrial Estate which is situated very close to junction 11 of the M27 via Pinks Hill Road. The M27 links to Southampton some 20 miles to the west and Chichester and the A3 towards London to the east.

Description

The property is a two storey, flat roof structure, sub-divided to provide office and workshop space with a yard and ample parking on site.

The building is currently tenanted by Fairways Care UK Ltd.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
G - Ground Floor Front offices	1,261	117.15	For sale	Available
1st - First Floor Offices Front	1,079	100.24	For sale	Available
Unit - Kitchen Area	59	5.48	For sale	Available
G - Ground Floor Middle Office	528	49.05	For sale	Available
Unit - Shared Kitchen	46	4.27	For sale	Available
1st - First Floor Middle Office	801	74.42	For sale	Available
G - Ground Floor Rear Workshop	1,002	93.09	For sale	Available
1st - First Floor Rear Office	545	50.63	For sale	Available
1st - First Rear Office/Store	83	7.71	For sale	Available
1st - Rear First Floor Store	296	27.50	For sale	Available
Total	**5,700**	**529.54**		

Specifications

Suspended Ceiling
Cat II Lighting
Electric Heating
Perimeter Trunking
uPVC Double Glazing
Ample Parking

Terms

£680,000 + VAT for the Freehold interest, this is subject to a lease to Fairways Care UK Ltd (Registration Company No. 04460658), based on an initial 10 year lease from 11th September 2014 due to expire on 10th September 2024. Current passing rent of £47,400 per annum. There is an outstanding rent review on 11th September 2019. Further lease information available upon request.

Business Rates

Rateable Value : To be re-assessed
Source: voa.gov.uk

You are advised to confirm the business rates with the local Council before making any commitment.

Other Costs

Viewing & Further Information

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Legal Costs - Each party to bear their own legal costs incurred in the transaction.

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