



Primmer Olds B&S

FOR SALE

Retail / Hot Food Investment

UNIT 1C, 132 WEYHILL ROAD, ANDOVER, HAMPSHIRE, SP10 3BE

KEY FEATURES

- Guide price £180,000 for the freehold
- Annual Income £15,000
- Gross Internal Area - 833 sq.ft (77.35 sq.m)
- Busy trading location
- Strong covenant
- X2 parking spaces
- Attractive Net Initial Yield 8%



Primmer Olds B&S
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Enquiries: Call us on 023 8022 2292



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UNIT 1C, 132 WEYHILL ROAD

LOCATION

Andover is a town in the county of Hampshire. The town is on the River Anton, a major source of the Test, and is situated alongside the major A303 trunk road at the eastern end of Salisbury Plain, 18 miles west of the town of Basingstoke, both major rail stops.

Andover is the HQ of the British Army. The property is located in a densely populated area close to major employers and on a busy road. Nearby users include Halfords, Autocentre, Dentist, Fish and Chip Shop & Tesco Express

DESCRIPTION

The property is a centre terrace unit forming part of a local mixed use development.

Note: The proposal is to sell Unit 1C, the Hot Food retail unit which has the right to two allocated parking spaces and the freehold of the common areas / car parking.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Gross Internal Area	833	77.35

Areas stated on a Gross Internal basis
Note: Parking for x2 cars

TENURE

Freehold Title No. HP73395 and Title No. HP787236 (being the common areas).

TERMS

Offers considered in the region of £180,000 subject to contract for the freehold interest subject to and with the benefit of the subsisting tenancy as outlined above.

A purchase at this level shows an attractive net initial yield of 8% after allowance for usual buyer's costs at 3.94%.

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VAT

We understand that there is VAT applicable, however all parties are advised to make their own enquiries into the matter.

LEASE TERMS

The property is let by way of a lease for a term of 15 years from 11th November 2013 at a passing rent of £15,000 per annum, expiring 10th November 2028.

The lease is subject to open market upward only rent reviews every 5 years.

The lease is drawn on full repairing & insuring terms.

The tenant is 'Papa John's (GB) Ltd'. The tenant operates circa 524 stores across the UK as a mix of franchises & operated outlets. Shareholder Equity 2023 £18,175m.

RATES

Rateable Value £7,400

Source <https://www.gov.uk/find-business-rates>

Calculator: <https://www.gov.uk/calculate-your-business-rates>

*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating C (67)

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



VIEWING & FURTHER INFORMATION: CALL 023 8022 2292

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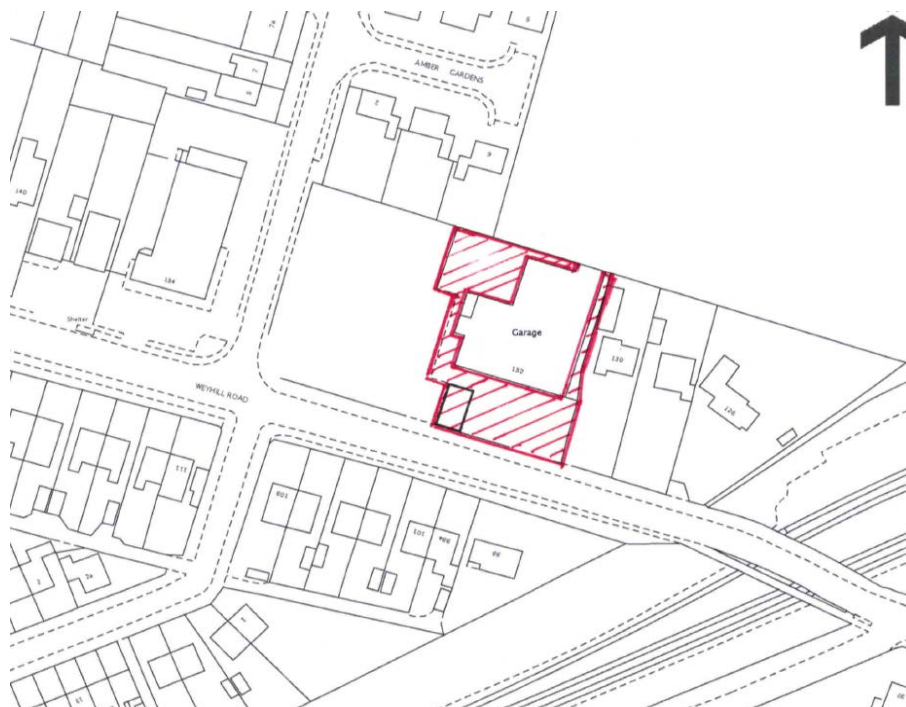
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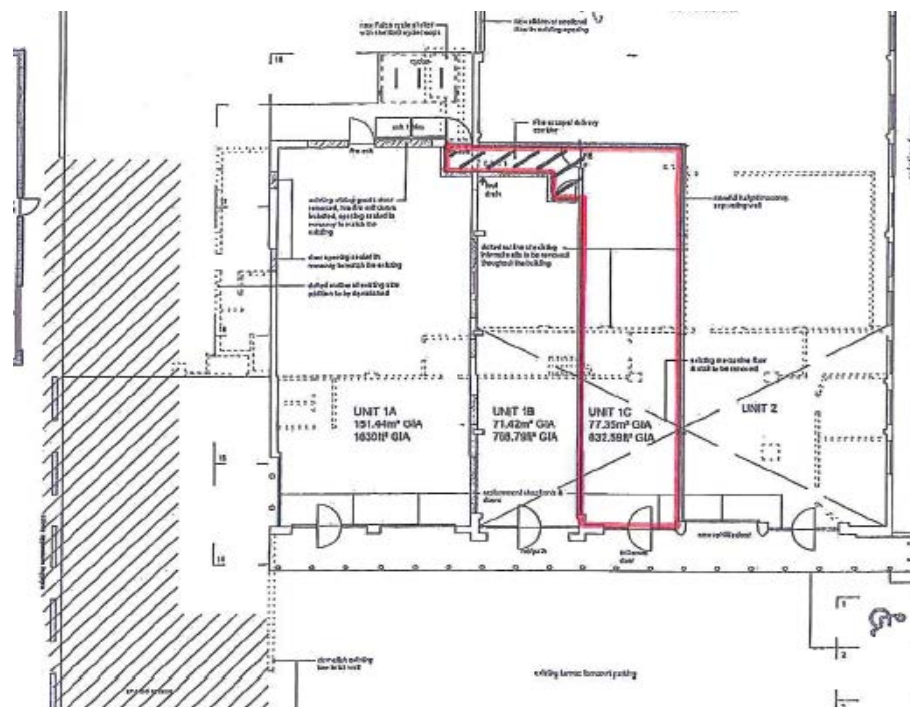
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UNIT 1C, 132 WEYHILL ROAD

PLAN - COMMON AREAS



PLAN - UNIT 1C



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