

MIXED COMMERCIAL / RESIDENTIAL INVESTMENT — **FOR SALE**



Commercial Unit's 1 – 5 & Maisonettes 1 – 4
Caroline Court
Cranbourne Lane
Basingstoke
RG21 3NY

5 COMMERCIAL UNITS WITH 4 LARGE 3 BEDROOM MAISONETTES ABOVE

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Location & Description

The opportunity is located within Basingstoke, which is situated to the south of Newbury and Reading.

A modern 3 storey mixed investment opportunity of retail units, three-bedroom maisonettes and garages. The commercial units are all self-contained. The maisonettes are accessed via stairs which lead onto a rear external walkway. The garages, located within a block to the side of the commercial units, are currently vacant.

Shops 1 – 3 Let to a franchisee operating as Nisa on a new (July 2024) 10 year effective full repairing and insuring lease, with a tenant only break clause 26th September 2028, the lease is drafted within the LL and T act.

Shop 4 Let to an independent hairdresser on an effective full repairing and insuring basis, on a 10 year lease, to expire 30th March 2025. Drafted outside the LL & T act. Negotiations for a lease extension are ongoing.

Shop 5 Let to an independent beautician on a 5 year lease, from 8th March 2021 on an effective full repairing and insuring basis.

The maisonettes are all in varying decorative states following long term lettings, let on assured shorthold basis.

Total annual passing rent for all elements £87,940 per annum.

Council Tax

The billing authority is Basingstoke & Dean Council

Legal Costs/ VAT

Each party to bear their own professional and legal costs through the sale process.

It is understood the properties are not elected to pay VAT.

Accommodation / Rent Schedule

Caroline Court	Sq.Ft.	Current Annual Income
Shop 1 – 3	1,925	£37,600
Shop 4	572	
Shop 5	514	
Four three-bedroom maisonettes	3,376sq.ft. (844sq.ft. each)	£50,340
4 single lock-up garages	Not measured	Vacant
<i>Approx GIA areas</i>		

Terms

Price: offers sought in the region of £1,000,000

The investment is to be sold with the benefit of the various commercial and residential tenants in situ.

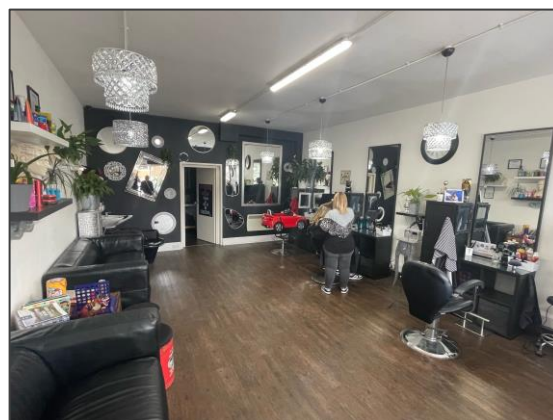
Copies of the various FRI leases & AST agreements are available upon request, as are the EPCs and electrical certificates.

Some plans are also available.

Energy Performance Rating

Maisonettes - range from C to D

Commercial Units - range from C to D



Viewing and further information

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