

FOR SALE

Industrial Investment Opportunity

Unit 4a Frobisher Industrial Estate, Budds Lane, Romsey, SO51 0HA

Key Features

- Industrial Unit with Parking
- Guide Price £265,000
- Total Gross Internal Area 3,587 Sq Ft (333.22 Sq M)
- Low Passing Rent £21,500 per annum
- Attractive Net Initial Yeld 7.86%
- Highly Reversionary
- No VAT



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3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG

Location

The town of Romsey is situated about 8 miles to the north-west of Southampton via the A27 and within about 2 miles of Junction 2 of the M27 motorway.

The property is situated on the established Budds Lane Industrial Estate on the northern outskirts of the town just off the A3057 Stockbridge Road.

Description

The accommodation is arranged internally to comprise ground floor workshop premises with an office and store partitioned out, and WCs. There is a first-floor mezzanine office area.

There is an internal fire exit into a communal corridor that serves a number of units.

The unit benefits from approximately nine allocated parking spaces.



What3words: **broke.guesswork.stored**



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Site Plan



For guidance purposes only. Not to scale and not to be relied upon.

Tenure

Freehold

Terms

Offers considered in the region of £265,000 subject to contract for the freehold interest subject to subsisting tenancy.

A purchase at this level will show an attractive net initial yield of 7.86%.

VAT

We understand VAT is not applicable however all parties are advised to make their own enquiries into the matter.

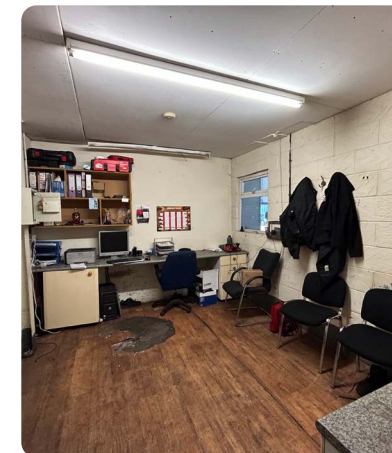
Planning

We believe the current permitted use to be Use Class E and Classes B2 & B8. All parties are advised to make their own enquiries of the local authority for confirmation.

Accommodation

Floor Areas	Sq Ft	Sq M
Workshop	3,183	295.69
Mezzanine Offices	404	37.53
Total Gross Internal Area	3,587	333.22

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.



Lease Terms

The property is let by way of a lease dated 2nd December 2018 for a term of 10 years at a passing rent of £21,500 per annum, expiring 1st December 2028. The tenant is Greatbridge Motor Services Limited.

The lease is subject to an open market upward only rent review on 2nd December 2023 and a tenant break, subject to 6 months notice (now passed).

The lease is drawn on full repairing & insuring terms.

EPC

Asset Rating E (125)

Rateable Value

Rating £22,750
Source www.gov.uk/find-business-rates

Money Laundering

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



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sellers sole agent:

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