MAVA
REAL ESTATE

FOR SALE

Newly Refurbished Tenanted Investment Property

The Old School House, Provost Street, Fordingbridge, Hampshire SP6 1AY

Key Features

- Recently let to a Mental Health Clinic at a rental of £9,000 per annum, exclusive.
- Ground Rents totalling £200 per annum
- Total Income Receivable £9,200 per annum
- Offers Invited in the Region of £120,000 for the freehold

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Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

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Location & Description

Fordingbridge is an attractive town located approximately 12 miles south of Salisbury and 7 miles north of Ringwood on the A338 and has a population of approximately 6000 (2011 Census).

The town plays host to a healthy mixture of local, regional and national retailers trading alongside a range of hospitality lead and professional services businesses.

Fordingbridge has undergone considerable expansion with several hundred new homes recently built in close proximity to the town.

The subject premises is known as the 'Old School House' which is a grade II listed building fronting Provost Street, comprising several separate ground floor office rooms forming one unit.

/// What3words: **thumbnail.charities.nest**

Accommodation

Floor Areas	Sq Ft	Sq M
Office 1	213	19.82
Office 2	299	27.76
Office 3	94	8.7
Office 4	130	12.12
Kitchenette & Wc		
2 Car Parking Spaces		
Total Net Internal Area	**736**	**68.4**

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

Terms

Offers invited in the region of £120,000 for the freehold

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

Tenancy

The ground floor is let via an effective full repairing and insuring lease to Evolve Mental Health Ltd for a term of 5 years commencing on 22nd June 2026 expiring on 21st June 2031 at a rental of £9,000 per annum, exclusive.

The lease is personally guaranteed by two directors of Evolve Mental Health Ltd. The lease contains a rent review and tenant only break clause on the 22nd June 2029.

The first floor flat is sold off via a 125 year long leasehold from 14th June 1999, with a ground rent payable of £100 per annum. The ground rent payable increases to £400 per annum in 2049 and £800 in 2074

The rear flat is sold off via a 125 year long leasehold from 9th April 1998, with a ground rent payable of £100 per annum. The ground rent payable increases to £400 per annum in 2049 and £800 in 2074

Total income receivable: £9,200 per annum.

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Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe`, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

Asset Rating C (56)

Rateable Value

Rating - £7,600
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 sole agent:

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