

# ANDOVER



**Vail  
Williams**

**Roys Close, 18-26 High Street, Ludgershall,  
Wiltshire, SP11 9DD**



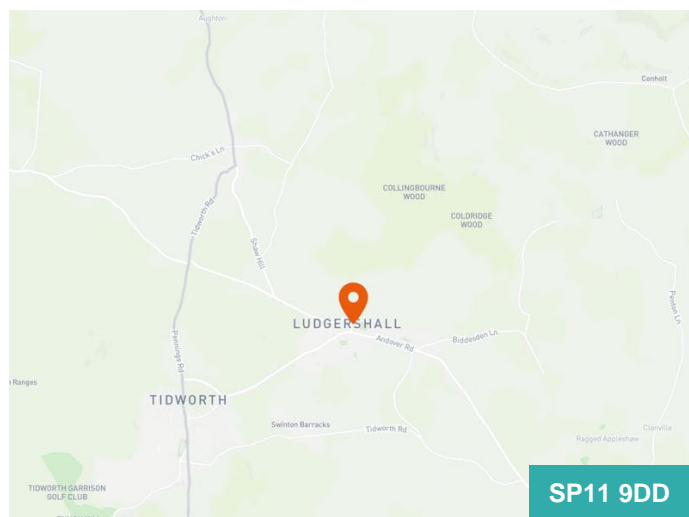
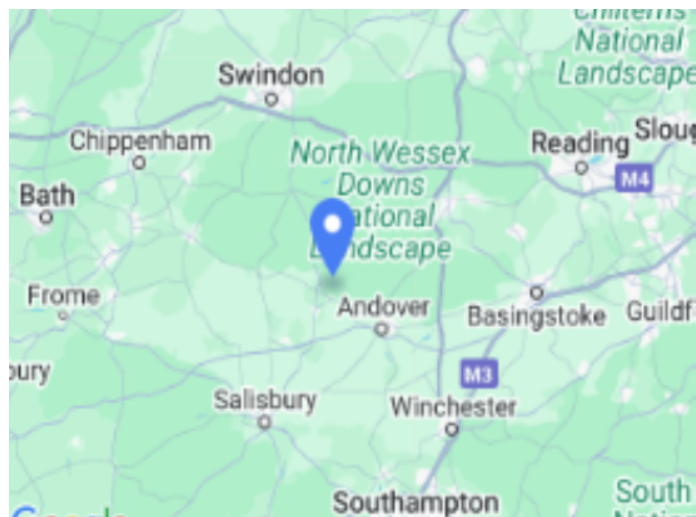
## INVESTMENT / RESIDENTIAL FOR SALE

### 0.42 ACRES

- Guiding £1,700,000 - reflecting an 8.91% net initial yield, based on the current Estimated Rental Value, assuming 6.18% purchaser costs
- Current income of £103,283 per annum
- 7 x Two bedroom flats
- 2 x Two bedroom maisonettes
- 4 x Retail units - all let and income producing
- 2x Two bedroom semi detached houses
- Town centre location
- All residential properties benefit from allocated parking
- Active management or potential break-up opportunity

**An income producing mixed-use investment opportunity comprising flats, houses, and a small retail parade**

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## Summary

<b>Available Size</b>	0.42 Acres
<b>Price</b>	Offers from £1,700,000
<b>Rateable Value</b>	£31,500
<b>EPC Rating</b>	Upon enquiry

## Description

A freehold mixed use investment opportunity comprising residential properties and a small retail parade. The residential element consists of seven purpose built flats, two maisonettes and a pair of semi detached houses.

Residential - Built in the 1980's, generally the units present well with separate kitchens, lounge and family bathrooms, benefiting from allocated parking, bin stores and some units benefit from a Juliet balcony. It is of our opinion the maisonettes were constructed in the mid 1900's.

Commercial - The commercial element consists of four occupied retail units including a pet shop, nail bar, cafe and craft/pottery business.

This Investment opportunity reflects an 8.91% net initial yield, based on the current Estimated Rental Value, assuming 6.18% purchaser costs.

The current income is broken down as below:

Residential - £73,783

Retail - £29,500

## Location

Ludgershall is small market town situated on the Hampshire/Wiltshire border and benefits from a range of national retailers including Co-op, Tesco Express and Spar supermarkets, a number of independent traders, public houses and service providers.

Southampton is 35 miles south, Bath is 40 miles west, Basingstoke is 27 miles east, and Andover is 7 miles southeast.

National rail service runs from Andover to London Waterloo, taking 1 hour and 9 minutes.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Flat 1	500	46.45	Let
Unit - Flat 2	656	60.94	Let
Unit - Flat 3	592	55	Let
Unit - Flat 4	646	60.02	Let
Unit - Flat 5	678	62.99	Let
Unit - Flat 6	592	55	Let
Unit - Flat 7	581	53.98	Available
Unit - Maisonette No.8	732	68.01	Let
Unit - Maisonette No.9	754	70.05	Available
Unit - No.18	560	52.03	Let
Unit - No.18a	646	60.02	Let
Unit - No.20	646	60.02	Let
Unit - No.22	592	55	Let
Unit - House No.24	808	75.07	Let
Unit - House No.26	808	75.07	Let



## Viewings

By appointment through the sole Agent.

## Terms

Offers are invited for the freehold.

## VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

## Legal Costs

Each party to be responsible for their own legal costs.

## AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

## Disclaimer

Please note that Vail Williams have been unable to inspect all of the properties at Roys Close and so the floor areas in these particulars are based on information provided by our clients or obtained from [www.voa.gov.uk](http://www.voa.gov.uk).

## Data Room

Tenancy schedules are available upon request and held within the data room.



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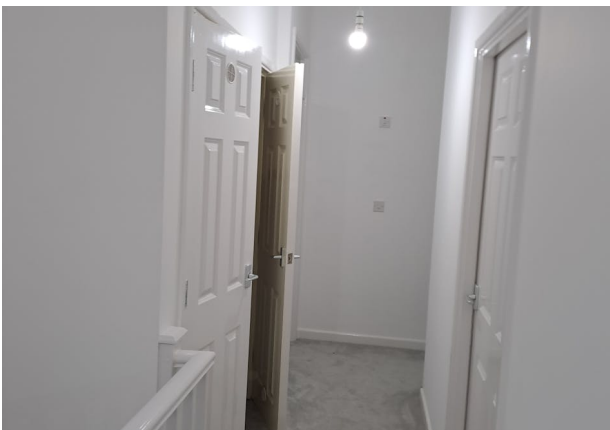
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Vail Williams give notice that: a. the particulars are set out as a general outline for guidance and do not constitute an offer or contract; b. all descriptions, dimensions and other details are believed to be correct, any intending purchasers, tenants or 3rd parties should not rely on them as statements or representations of fact c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. Generated on 02/01/2025













# Roy's Close Income Schedule

Number	Street	Type	Beds	Town	County	Postcode	Occupancy	Rent Epcm	Rent Epa	Size (from EPC)	ERV Epa	Rent (£/r)	ERV Epcm	Lease Start Date	Lease End Date	EPC Status	SAP Rating	EPC Score
Flat 1	Roy's Close	Flat	2	Ludgershall	Wiltshire	SP11 9DD	Let	Within Data Room	Within Data Room	TBC	Within Data Room	NA	Within Data Room			Expired	Expired	C
Flat 2	Roy's Close	Flat	2	Ludgershall	Wiltshire	SP11 9DD	Let	Within Data Room	Within Data Room	656	Within Data Room	NA	Within Data Room			Valid	69	C
Flat 3	Roy's Close	Flat	2	Ludgershall	Wiltshire	SP11 9DD	Let	Within Data Room	Within Data Room	592	Within Data Room	NA	Within Data Room			Valid	77	C
Flat 4	Roy's Close	Flat	2	Ludgershall	Wiltshire	SP11 9DD	Let	Within Data Room	Within Data Room	646	Within Data Room	NA	Within Data Room			Valid	76	C
Flat 5	Roy's Close	Flat	2	Ludgershall	Wiltshire	SP11 9DD	Let	Within Data Room	Within Data Room	678	Within Data Room	NA	Within Data Room			Expired	Expired	C
Flat 6	Roy's Close	Flat	2	Ludgershall	Wiltshire	SP11 9DD	Let	Within Data Room	Within Data Room	592	Within Data Room	NA	Within Data Room			Valid	72	C
Flat 7	Roy's Close	Flat	2	Ludgershall	Wiltshire	SP11 9DD	Void	Within Data Room	Within Data Room	581	Within Data Room	NA	Within Data Room			Valid	76	C
8	High Street	Maisonette	2	Ludgershall	Wiltshire	SP11 9DD	Let	Within Data Room	Within Data Room	732	Within Data Room	NA	Within Data Room			Valid	42	E
9	High Street	Maisonette	2	Ludgershall	Wiltshire	SP11 9DD	Void	Within Data Room	Within Data Room	754	Within Data Room	NA	Within Data Room			Valid	60	D
18	High Street	Retail	N/A	Ludgershall	Wiltshire	SP11 9PZ	Let (Tea Room)	Within Data Room	Within Data Room	560	Within Data Room	Within Data Room	Within Data Room	01/05/2020	30/04/2025	Valid	97	D
18a	High Street	Retail	N/A	Ludgershall	Wiltshire	SP11 9PZ	Let (Tanning shop)	Within Data Room	Within Data Room	646	Within Data Room	Within Data Room	Within Data Room	13/06/2022	12/06/2027	Valid	93	D
20	High Street	Retail	N/A	Ludgershall	Wiltshire	SP11 9PZ	Let (Pottery)	Within Data Room	Within Data Room	646	Within Data Room	Within Data Room	Within Data Room	21/07/2023	25/05/2029	Valid	88	D
22	High Street	Retail	N/A	Ludgershall	Wiltshire	SP11 9PZ	Let (Pet Shop)	Within Data Room	Within Data Room	592	Within Data Room	Within Data Room	Within Data Room	23/06/2023	22/06/2029	Valid	92	D
24	High Street	House		Ludgershall	Wiltshire	SP11 9PZ	Let	Within Data Room	Within Data Room	808	Within Data Room	NA	Within Data Room			Valid	56	D
26	High Street	House		Ludgershall	Wiltshire	SP11 9PZ	Let	Within Data Room	Within Data Room	808	Within Data Room	NA	Within Data Room			Expired	Expired	C
									£103,283		£160,800		£13,400					
Unit / Demise	Tenant	EPC	Floor Area (GIA Sq ft)	Lease Start Date	Lease Break Date	Next Rent Review Date	Lease Expiry Date	Comment	Passing Rent (per annum)	Passing Rent Avg (per Sq ft)	Break Notice Date	Inside 1954 Act	SoC					
18	Let (Tea Room)	D	560	01/05/2020	na	N/A	30/04/2025		Within Data Room	Within Data Room		outside	No					
18a	Let (Tanning shop)	TBC	646	13/06/2022	na	N/A	12/06/2022	Within Data Room	Within Data Room	Within Data Room		outside	No					
20	Let (Pottery)	TBC	646	21/07/2023	21/07/2026	N/A	25/05/2029		Within Data Room	Within Data Room		outside	No					
22	Let (Pet Shop)	D	592	23/06/2023	23/06/2026	N/A	22/06/2020		Within Data Room	Within Data Room		outside	No					
									£29,500	£12.04								