

FOR SALE
DETACHED OFFICE INVESTMENT



REAR OF THE 10 PARADE, ASHLEY ROAD, NEW MILTON BH25 5BS



SUMMARY

- » ANNEXE PREMISES
- » OCCUPIED BY AN E-TRAINING BUSINESS
- » LET FOR A TERM OF 6 YEARS, EXPIRING 6TH MARCH 2030
- » THE LEASE INCLUDES A BREAK OPTION AND RENT REVIEW UPON THE 3RD ANNIVERSARY OF THE TERM
- » ONE ALLOCATED PARKING SPACE
- » VAT EXEMPT
- » TENURE: FREEHOLD

PROPOSAL

**PASSING RENT:
£5,200 PER ANNUM**

**PRICE:
£62,500**



LOCATION

The premises occupy a location to the rear of The Parade on Ashley Road, New Milton and is accessed via a side lane from Lower Ashley Road. New Milton Town Centre is approximately 1 mile east of the subject property.

DESCRIPTION

This annexe premises which is occupied by an E-Training provider, provides for a main waiting area with office, kitchenette, and toilet/shower facilities. The tenant also benefits from one allocated car parking space.

TENANCY

This annexe premises is let to E-Training World Ltd by way of a **6 year** full repairing & insuring lease, expiring **6th March 2030**, at a rental of **£5,200 per annum, exclusive**. The lease also includes a tenant option to break the lease and an upward only rent review upon the 3rd anniversary of the term. A 3 month deposit is held by the freeholder.

TENURE

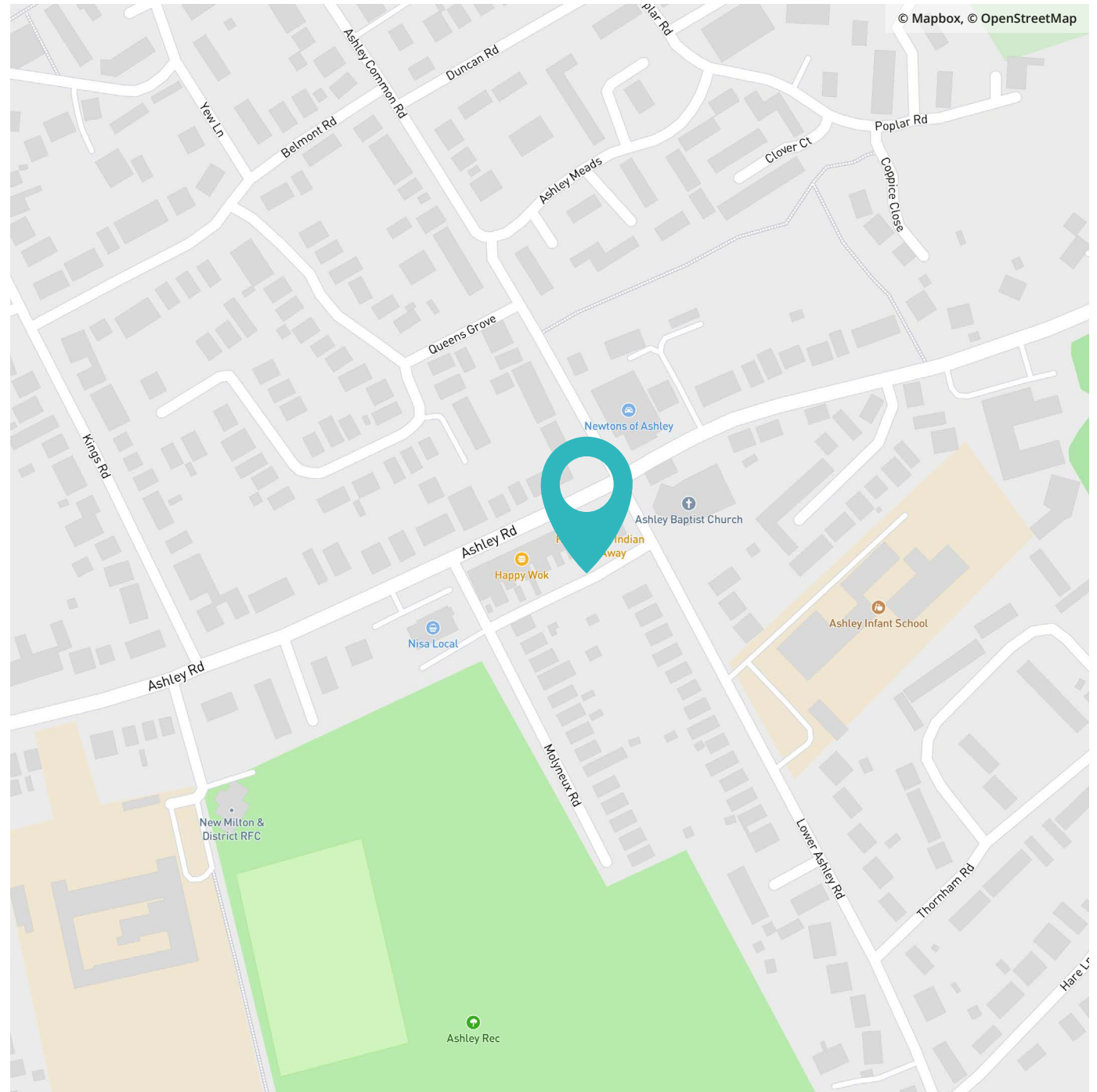
Freehold.

PRICE

£62,500

YIELD

A purchase at this level reflects a net initial yield of 8.17% after the deduction of typical purchasers costs at 1.8%.



ACCOMMODATION

The accommodation with approximate areas and dimensions is arranged as follows:

| | |
|-------------------------------|-------------------------|
| Waiting Area with kitchenette | 17.22 sq m // 185 sq ft |
| Office | 7.15 sq m // 77 sq ft |
| WC with shower | 2.60 sq m // 28 sq ft |
| 1 allocated car parking space | - |

RATEABLE VALUE

£2,550 (from 1.4.23)

100% small business rates relief is available on all properties with a rateable value of £12,000 or less (subject to conditions).

LEGAL COSTS

Each party are to bear their own legal costs incurred in the transaction.

VAT

VAT is not applicable on this purchase.

FURTHER INFORMATION/VIEWINGS

Strictly by prior appointment through the agents, Goadsby, through whom all negotiations must be conducted.



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ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

