



## SITUATION

Located within the town centre amongst such other multiple retailers as **Costa, Peacocks, Boots Opticians, Nationwide Building Society, Co-op Food, Betfred, M&Co, Clarks** and others.

Alton is an attractive market town located approx. 10 miles south of Basingstoke and 8 miles south-west of Farnham with easy access to the A31 which links to the A3 and M3.

## PROPERTY

A terraced building comprising:

- **2 Ground Floor Shops.**
- Front access to **Self-Contained Offices** on the first and second floors.
- A **Single Storey Building** to the rear of No. 15a.
- A **large Rear Car Park** accessed from Drayman's Way, subject to any rights thereover – see legal pack.

**VAT is applicable to this Lot**

**FREEHOLD**

**Note 1: There may be potential to convert the offices into Residential Use, subject to obtaining possession and the necessary consents.**

**Note 2: There may be potential for an additional floor above No. 17, subject to obtaining the necessary consents.**

**Note 3: Note 3: There is a 6 week completion – see special conditions of sale.**



View from Rear Car Park

**£98,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman and Jonathan Ross**

## Vendor's Solicitors

Freemans Solicitors

Tel: 020 7935 3522 Ref: Howard Freeman

Email: hf@freemanssolicitors.net

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
\*Refer to points 9 and 10 in the 'Notice to all Bidders'





### TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 15a (Ground Floor Shop)	Internal Width	19'2"	<b>Arvi Associates Limited</b> (Subway franchisee having 2 branches)	15 years from completion (Renewal of a previous lease – In occupation for approx 13 years)	£32,000	FRI by way of service charge. <b>Rent Reviews and Tenant's Breaks 2028 and 2033.</b>
	widening to	21'8"				
	Shop Depth	59'0"				
	WC					
	Plus 2 Parking Spaces					
No. 17 (Ground Floor Shop)	Internal Width	23'4"	<b>DP Realty Limited</b> (Having over 1,200 stores across the UK and Republic of Ireland) (T/O for Y/E 26.12.21 £2.72m, Pre-Tax Profit £544,000 and Shareholders' Funds £4.78m)	20 years from 11th January 2008	£28,500	FRI by way of service charge. <b>Rent Review March 2023 (Outstanding).</b>
	Shop & Depth	44'3"				
	WC					
	Plus 2 Parking Spaces					
Nos. 15b & 17a (First & Second Floor Offices)	<b>First Floor Offices</b> NIA Approx. 1,650 sq ft 3 WCs		<b>Bubbles Online Services Ltd</b> (Digital Marketing)	5 years from 8th January 2020 (excl. s.24–28 of L & T Act 1954)	£37,500	FRI by way of service charge. <b>The Tenant did not operate their January 2023 Break Clause.</b>
	<b>Second Floor Offices</b> NIA Approx. 550 sq ft 2 WCs					
	<b>Total NIA Approx. 2,200 sq ft</b> <b>(Total GIA Approx. 2,800 sq ft)</b> Plus 8 Parking Spaces					
Rear of No. 15a	Rear Single Storey Building – Not inspected Plus 4 Parking Spaces			999 years from completion	Peppercorn	FRI
<b>Note 4: The Car Park includes 1 unallocated parking space.</b>					<b>Total: £98,000</b> <b>Plus see Note 4</b>	



