

Freehold Retail and Residential Investment - For Sale

110-112 West Street Fareham Hampshire PO16 0EP



☎ 01923 230414

One Wellstones Watford Hertfordshire WD17 2AE

✉ admin@warrantgroup.net

www.warrantgroup.net

INVESTMENT SUMMARY

- Town Centre Investment comprising an amusement arcade at ground floor with five flats on the upper floors.
- Total income received from the Property is £70,745 per annum exclusive.
- Net Initial Yield of 7.24% assuming purchasers normal purchaser's costs
- 15 years unexpired term in respect of the upper floors, currently comprising 5No. residential flats.



Location

The town of Fareham forms part of the Solent conurbation, midway between Portsmouth and Southampton city centres with a borough population of some 108,000. The town lies 6 miles north-west of Portsmouth. The town enjoys immediate access from Junctions 9, 10 and 11 of the M27 Motorway.

Situation

The property is situated in the retailing area of the town, which is centred on West Street. Occupiers close by include **J D WETHERSPOON, LADBROKES, ARGOS, MCDONALD'S, GREGGS, W H SMITH, TSB BANK, LOUNGERS** and **NATIONWIDE**.

Description

The property is a modern three storey building having been constructed under a flat roof in the mid-sixties, of brick construction with a tile hung front elevation.

Town Planning

The property is located in a secondary shopping area.

Planning Permission for a Change of Use to Class D1 (Amusement Centre) was granted on 6th September 1999.





Accommodation

The approximate areas are as follows: -

Ground Floor	2,586 ft²	240.33 m²
First Floor	2,387 ft²	221.84 m²
Second Floor	2,184 ft²	202.97 m²
TOTAL	7,157 ft²	665.14 m²

Rating Assessment

The Rateable Value is £24,000.

The Uniform Business Rate (Standard Multiplier) for 2023/24 is 49.9p in the £. The rates payable are £11,976.

Services

The premises are understood to have all mains services including gas, electricity, water and drainage connected

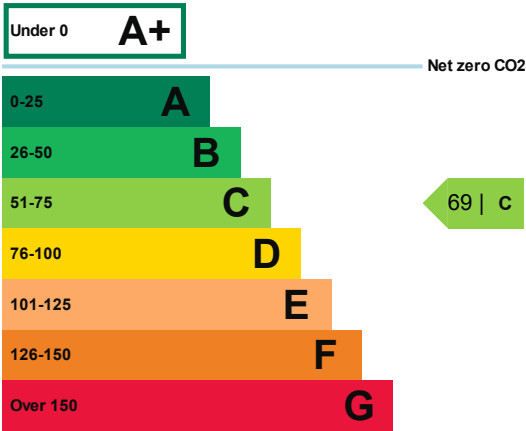
Local Authority

Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ

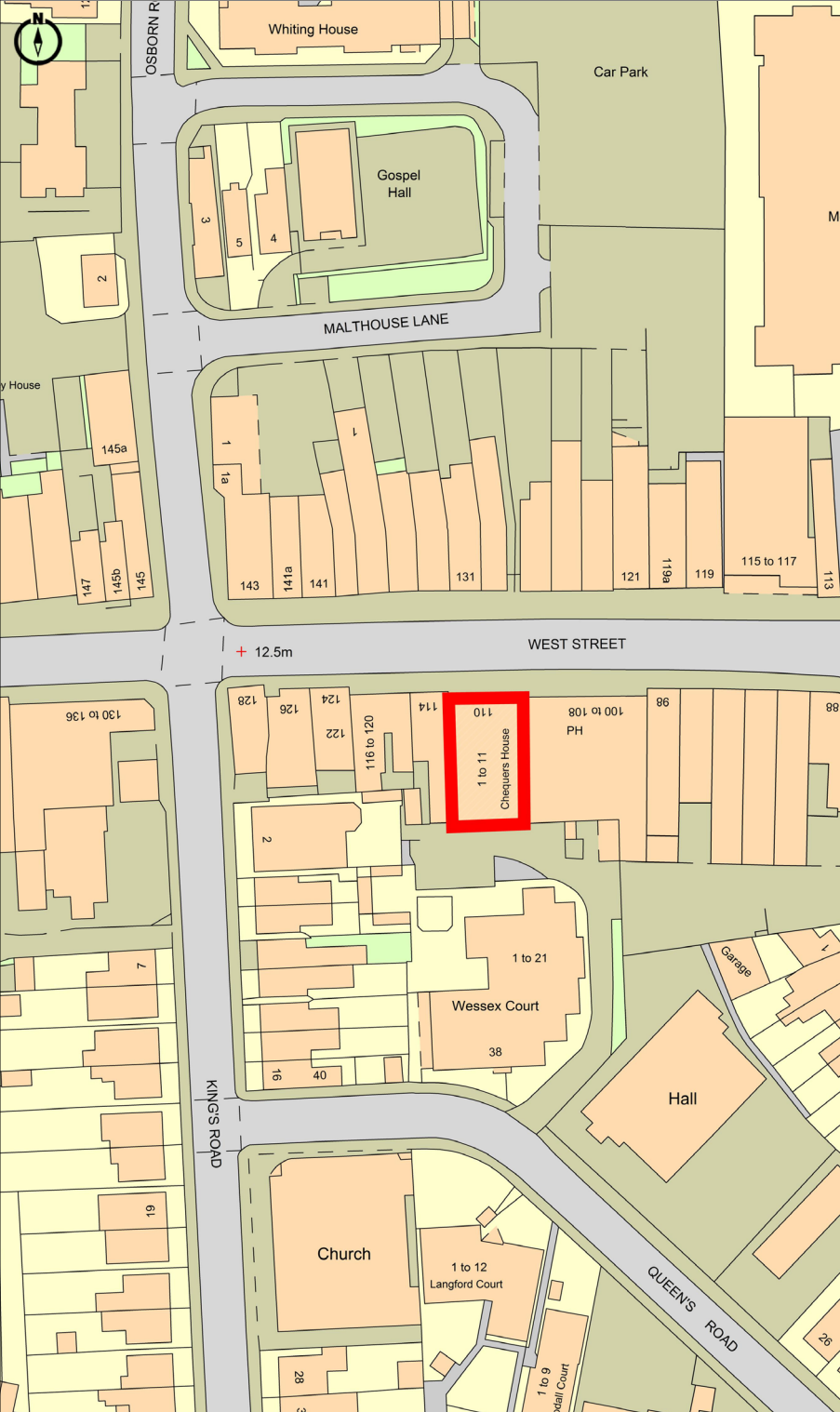
Telephone: 01329 236100

Energy Performance Certificate

The Energy Performance Rating in respect of the ground floor premises is C:69.



We have requested copies of the first and second floor flat EPC's from the tenant, Guinness Partnership Limited.



Tenancy

The ground floor is let to **SOUTH COAST AMUSEMENTS LIMITED** (as guaranteed by **MR M A WILLSON**) on a full repairing and insuring lease for a term of 25 years from 28th March 2000 at a rent of £47,500 per annum exclusive being subject to five yearly upward only rent reviews.

The entire ground floor has been underlet to **MR P'S CLASSIC AMUSEMENT LIMITED** (as guaranteed by **MR DAVID PECKITT** and **MS AMELIA DOUGLAS**) on a new full repairing and insuring lease commencing from 16th August 2022 until 23rd March 2025 at a rent of £35,000 per annum exclusive.

The first/second floors are let to **THE GUINNESS PARTNERSHIP LIMITED** on a full repairing and insuring lease for a term of 40 years commencing from 5th August 1998 at a rent of £23,245 per annum exclusive being subject to annual increases in line with the increase in the Retail Price Index.

The first and second floors were let in shell condition on a long lease to The Guinness Partnership Limited, who created five residential flats, each comprising one bedroom, reception room, kitchen and bathroom/wc.

THE ENTIRE PROPERTY PRESENTLY PRODUCES AN INCOME OF £70,745 PER ANNUM EXCLUSIVE.

Covenant Strength

GROUND FLOOR

SOUTH COAST AMUSEMENTS LIMITED was incorporated on the 7th November 2006.

The original tenant of the ground floor shop was **LORDSDALE ESTATES LIMITED** who entered into an Authorised Guarantee Agreement following the assignment of the lease on the 18th June 2007, who as at the 30th September 2021 had net assets of £362,742.

RESIDENTIAL UPPER FLOORS

THE GUINNESS PARTNERSHIP LIMITED is a registered Housing Association and is one of the largest providers of affordable housing and care in England with 64,236 homes across England (2020/21).



On the 27th January 2020, S&P Global Ratings gave The Guinness Partnership a Credit Rating of A. The Guinness Partnership Annual Review 2020/21 details Total Net Assets of £888.7 million, with a group turnover of £368.2 million.

Proposal

Tenure

Freehold

Price:

The freehold investment is available at a price of £925,000 subject to contract and exclusive of VAT, which equates to a net initial yield of approximately 7.24% after assuming normal purchasers costs.

Value Added Tax

The property is registered for Value Added Tax and accordingly VAT is payable on the rent.

Stamp Duty

At the purchase price, the amount of SDLT payable has been calculated at £35,750.

Legal Costs

Each party is to bear their own legal costs.

Viewing

Strictly by appointment with the Owners: -

Warrant Properties Limited One Wellstones Watford WD17 2AE

Telephone: 01923 230414

Email: admin@warrantgroup.net

November 2024

Disclaimer:

Warrant Properties Limited gives notice that these details are set out as a general outline only for guidance. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and their details are provided in good faith and are believed to be correct but any reader should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Warrant Properties Limited has any authority to make or give any representations or warranty whatever in relation to these properties or the details, nor enter into any contract relating to the property on behalf of Warrant Properties Limited. No responsibility can be accepted for any expenses incurred by parties inspecting properties.

