

Lot 5

19–23 Normandy Street, Alton,
Hampshire GU34 1DD

***Guide: £200,000**
Gross Yield 12.5%
3 Shops (Plus 7 flats sold-off)
6 week completion



SITUATION

Located close to the junction with Victoria Road in this popular market town, amongst a variety of independent retailers and within close proximity of Alton Rail Station (Southwestern). Alton is situated approximately 16 miles north-east of Winchester and 19 miles south-west of Guildford, benefitting from good road links to the A3 and M3 (Junctions 4 & 9) via the A31.

PROPERTY

Three attractive buildings comprising **3 Ground Floor Shops** and **7 Self-Contained Flats** on ground, first and second floors. Nos. 19 and 21 are Grade II Listed and No. 23 includes a basement.

VAT is applicable to this Lot

FREEHOLD

Note: In accordance with s5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.

View down Normandy Street



Interior view of No.21



£25,050 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Keith Harvey & Co

Tel: 01858 464 327 Ref: Sarah Collins

Email: sarah@keithharveyandcompany.co.uk

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. 19 (Shop)	Internal Width Shop Depth Built Depth WC	22'6" 14'1" 23'6"	Spirality Ltd (Beauty Salon)	5 years from 25th September 2023	£6,000	Effectively FRI The Tenant did not operate their September 2024 Break Clause.
No. 21 (Shop)	Internal Width Shop Depth Built Depth WC	24'0" 14'6" 23'1"	R. Urquhart (Tattoo Studio)	7 years from 20th February 2018	£6,000	Effectively FRI
No. 23 (Corner Shop & Basement)	Ground Floor Corner Shop Internal Width Shop Depth Built Depth WC Basement Area	19'10" 25'5" 29'8" Approx. 190 sq ft	Reignite Yoga Limited (with Guarantor) (Yoga Studio)	5 years from 14th March 2024	£12,000	FRI by way of Service Charge Rent Review 2026 (linked to RPI). Tenant's Break 2026. £2,000 Rent Deposit held.
Flats 1-7	7 Flats – Not inspected.	Various	Each for 125 years from 1st July 2011	£1,050 (£150 per flat - doubling every 25 years)	FRI	
				Total: £25,050		