



OFFICE INVESTMENT



***UNIT 12 VILLIERS HOUSE, LANSDOWNE COURT, BUMPERS FARM, CHIPPENHAM
SN14 6RZ***

INVESTMENT SUMMARY

- Well located on Chippenham's main business centre.
- A 999 year lease from 2nd January 1989 is being sold subject to a ground rent of £200 pa
- Sub-let to a tenant producing a rental income of £18,000 per annum
- Our clients are seeking £225,000 (Two hundred and twenty five thousand pounds).

LOCATION

The market town of Chippenham is situated midway between Bath and Swindon and has a population of around 40,000. The town has easy access to the M4 Motorway and high speed rail access to London and Bristol.

SITUATION

The property sits on the well-established Bumpers Farm Business Centre which is located to the west of Chippenham town centre. Bumpers farm benefits from direct access to the A350 Western bypass and situated approximately 4 miles south of Junction 17 of the M4 motorway. The business centre has proved attractive to a mixture of office, industrial, retail warehouse and car showroom operators. Landsdowne Court is a development of two story business units situated towards the southern end of Bumpers Way.

DESCRIPTION

The subject premises were constructed in 2003 and comprise a two storey office building, with brick elevations under a pitched slate roof. Internally the offices can provide open plan space but are currently partitioned off to form various individual offices.

- Suspended ceilings with recessed lighting
- Air conditioning
- Fully carpeted throughout
- Male/female and disabled WC
- Shower
- Security alarm
- 7 car parking spaces
- 1818 sq ft (168.89 sqm)

TENURE

999 year lease granted 2nd January 1989, subject to an annual ground rent of £200.

TENANCY

The property is let to Deltenna Ltd on a five year lease subject to a schedule of condition from 11 March 2016 with a tenants break clause at the end of the third year. The annual rental is £18,000 per annum. Deltenna Ltd was founded in 2002 and is a world leader in the field of rugged antennas.

VAT

VAT chargeable on the sale.

EPC

The unit has been assessed with the following rating.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 59

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

PROPOSAL

We have been instructed to seek £225,000 (two hundred and twenty five thousand Pounds) for our client's long leasehold interest.

INSPECTION ARRANGEMENTS

For further information or to arrange an inspection please contact

Ben Newton

Tel: 0117 9339914

Email: ben@hootons.co.uk

Nigel Hooton

Tel: 0117 9339916

Email: nigel@hootons.co.uk