

GUIDE PRICE
£300-£325,000

BIDDING DEPOSIT
£6,000

DIGITAL AUCTION DATE
18th February 2020



BY ORDER OF
Receivers



The Barn, 259 Lovedean Lane, Waterloo, PO8 9RX

Freehold workshop investment producing £35,000 per annum

Bid1.

Property Summary

- On behalf of J Liddiment and P Greenhalgh of Duff and Phelps acting as joint Fixed Charge Receivers
- Freehold workshop investment
- Site area 0.30 hectares (0.75 acres)
- Potential future development potential (subject to planning)
- Producing £35,000 per annum

Location

Waterlooville is a market town in Hampshire lying about 8 miles north of Portsmouth and 20 miles south east of Winchester at the southern tip of the South Downs National Park. It lies to the west of the A3(M), which links with the A27 to the south and M25 to the north. Rowlands railway station provides services to London Waterloo as well as Portsmouth.

The property lies in the village of Lovedean, which lies about 2 miles north of Waterlooville and is accessed via the A3 and Lovedean Lane. The property lies on the west side of Lovedean Lane between its junctions with Coldhill Lane and Day Lane just to the south of the Bird in Hand.

Description

An irregular shaped site totalling about 0.30 hectares (0.75 acres) containing a series of former barns and outbuildings currently used as car sales and an MOT centre. The building footprint totals approximately 1,114.80 sq m (12,000 sq ft). The site and buildings may offer alternative use or development potential, subject to obtaining the necessary consents. Prospective purchasers are advised to make their own enquiries.

Tenure

Freehold



VAT

Please refer to legal pack

EPC

Rating 52 Band C

Local Authority

East Hampshire District Council
01730 234246
www.easthants.gov.uk

Unit	Accommodation	Tenancy	Rent
The Barn	Workshop and outbuildings	Let to Auto-Barn Motor Services Ltd for a term of 5 years from 12/02/2015 (1)	£35,000
TOTAL			£35,000

(1) The lease is subject to a schedule of condition (refer to legal pack)

The auctioneers have not measured the buildings but from site plans estimate the building footprint to total approximately 1,114.80 sq m (12,000 sq ft).

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