



**SITE E(B) AND SITE F, 4 AIRFIELD ROAD,
CHRISTCHURCH, DORSET, BH23 3PE**

INVESTMENT FOR SALE
0.38 ACRES (0.15 HECTARES)



Summary

FOR SALE - FREEHOLD 0.38 ACRE INDUSTRIAL GROUND RENT INVESTMENT

Available Size	0.38 Acres
Price	Offers in the region of £270,000 (exclusive of VAT)
EPC Rating	EPC exempt - No building present

- Current ground rent income of £11,100 pax
- 2 outstanding rent reviews from October 2023.
- 0.38 acre freehold site
- Let on 3 leases expiring in 2077 and 2079 with no breaks
- Price – OIRO £270,000
- 4.11% Gross Yield



Location



Site E(B) and Site F, 4 Airfield Road, Christchurch, Dorset, BH23 3PE

The premises are located on Airfield Road which forms part of the established Airfield Industrial area of Christchurch. Access to Airfield Road is from Airfield Way which connects to Somerford Road and provides access to the A35 Christchurch bypass and the A337 Lymington Road.

Christchurch town centre is located 1.5 miles distant and provides a number of local and national retailers including M&S Foodhall, WH Smith, Holland Barrett and Travel Lodge.



For Illustration Use Only



Further Details

Accommodation

The accommodation comprises the following areas:

Name	Size	Availability
Unit - Site F	0.21 Acres	Available
Unit - Site E (B)	0.17 Acres	Available

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

Tenancies

The freehold is subject to the tenancies detailed on the Tenancy Schedule.



TENANCY SCHEDULE

Address	Lessee	Lease	Current Rent (Per annum)	Rent Review
Site E(B), 4 Airfield Road, Christchurch, BH23 3TG	Polyhose (UK) Limited	99 year FRI lease from 01.04.1980	£3,600	2025 Rent Reviews every 5 years to open market rental value of the land.
Site F, 4 Airfield Road, Christchurch, BH23 3TG	Polyhose (UK) Limited	99 year FRI lease from 23.10.1978	£1,770	October 2023 (outstanding) Rent Reviews every 5 years to open market rental value of the land. The buildings situated on the site was erected by the lessee and for the purposes of rent review is deemed to be a tenants fit-out and will be disregarded
Site F, 4 Airfield Road, Christchurch, BH23 3TG	R. Longman	99 year FRI lease from 23.10.1978	£5,730	October 2023 (outstanding) Rent Reviews every 5 years to open market rental value of the land. The buildings situated on the site was erected by the lessee and for the purposes of rent review is deemed to be a tenants fit-out and will be disregarded





Enquiries & Viewings



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