

Business Centre of interest to investors, developers and owner occupiers



CAVENDISH CENTRE, WINNALL CLOSE,
WINCHESTER SO23 0LB

INVESTMENT SUMMARY

- Strategically located to the north east of Winchester City Centre with excellent access to the M3.
- Situated in a sought after area for business premises. Totalling 10,563 sq ft (981.33 sq m)
- Freehold
- Excellent on-site car parking facilities totalling 65 marked spaces
- The property is run as a serviced office centre with a current gross income of £202,442 per annum and net income of £147,612 per annum
- Significant development potential for residential subject to planning
- We are instructed to seek offers in excess of **£1,825,000 (One Million Eight Hundred and Twenty-Five Thousand)**, which reflects a **NIY of 7.61%** and a reversionary yield of **9.1%** on letting of the vacant space based on purchaser's costs of 6.22%, subject to contract. This reflects a low capital value of £172 psf overall.



LOCATION

The historic Cathedral City of Winchester is the county town of Hampshire and an important retail and commercial centre.

The Cavendish Centre is located to the north east of Winchester City Centre and is accessed off Easton Lane which in turn connects with Junction 9 of the M3, providing direct routes to London (67 miles) in the south and Southampton (14 miles) in the north.

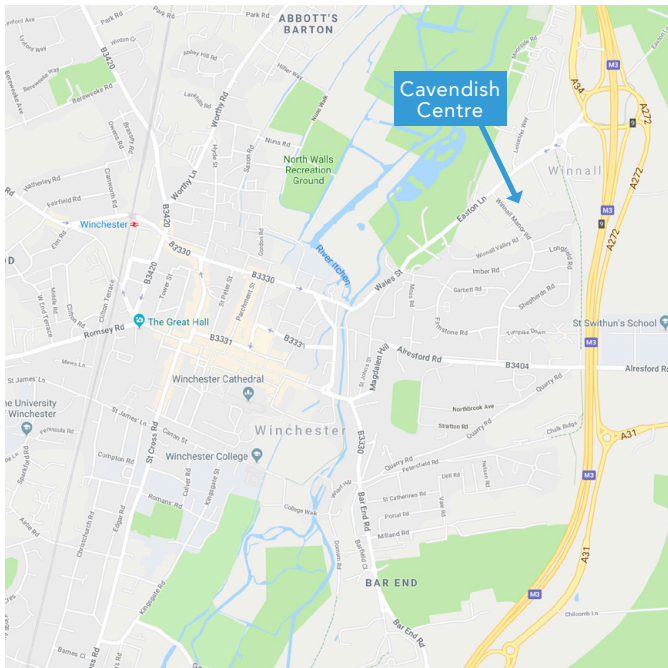
As well as being an important office and business centre, the city is also a popular residential city with a vibrant tourist centre. Good rail communications provide a main line service to London Waterloo (57 minutes) and Southampton Central (20 minutes).

In addition, Southampton Airport is located approximately 9 miles to the south via the M27 and London Heathrow International Airport is located approximately 46 miles to the north east.



SITUATION

The property is situated in a much sought after area for business premises off Winnall Valley Road, leading on to Easton Lane 1.1 mile from Winchester City Centre. The subject property is surrounded by a number of national occupiers including Royal Mail, Mercedes and Tesco's.



DEMOGRAPHIC PROFILE

Winchester receives an estimated 4 million tourist day trips per year which in turn generates approximately £154 million in trip expenditure.

Winchester's catchment population is the most affluent of PROMIS centres, ranking 1st on the PMA Affluence Indicator.

DESCRIPTION

The Cavendish Centre comprises 34 fully refurbished serviced office units arranged over ground and first floor, on a site of 0.67 acres.

The building is of steel frame construction with metal cladding and UPVC double glazed windows beneath a flat roof. The offices benefit from central heating, under floor trunking and partial air conditioning.

PARKING

The Cavendish Centre provides excellent parking facilities totalling 65 car spaces equating to a ratio of 1:162.



TENANCY & ACCOMMODATION

Unit	Tenant	Term	Area sq ft	Start Date	Expiry Date	Gross Rent PA	Comments	Nature of Occupier
1&2	Roundpoll Ltd	12 months	883	01/01/2018	31/12/2018	£22,000		Residential investor
3	Vacant		245				Inclusive quoting rent £6,125pa	
4	Harrap Computer Systems Ltd	24 months	518	02/01/2013		£9,300	Holding over	ICT supplier to education sector
5&6	Harrap Computer Systems Ltd	12 months	570	13/02/2017		£12,600	Holding over	-
7&7a	IPI Ltd	12 months	570	14/08/2009		£12,000	Holding over	Independent Financial Advisor
8&8a	Tithegrove Ltd	5 year	905	15/06/2015	14/06/2020	£22,800		Groundwork contractor
9	ACASA	12 months	335	01/07/2015		£8,400	Holding over	Care and support agency
10&11	Liberty Choice Ltd	12 months	390	01/03/2017		£7,800	Holding over	Home care agency
12	Vacant		480				Inclusive quoting rent £12,000pa	
13	Broadrock Marks Ltd	6 months	450	25/09/2017		£9,000		Search and recruitment consultants
14&15	Merlion Services Ltd	12 months	117	01/01/2012		£5,400	Holding over	Residential developer
16	Harrap Computer Systems Ltd	12 months	98	01/10/2016		£2,400	Holding over	ICT supplier to education sector
17	MedTech Economics Ltd	6 months	265	01/12/2017		£5,400	Holding over	Boutique economic consultancy
18	Vacant		153				Inclusive quoting rent £3,825pa	
19	Vacant		277				Inclusive quoting rent £6,925pa	
20&21	Gysin Warr	6 months	675	17/10/2016		£13,632	Holding over	Quantity Surveyors
22-25	Whitton Industrial Ltd	5 year	1350	24/06/2016	24/06/2021	£26,680		Metal product manufacturer
26-28	Reachdrum International Ltd	12 months	690	02/02/2018	01/02/2019	£17,250		Property management
29	Roundhouse Software	12 months	162	01/03/2011		£4,740	Holding over	Software development
30	Pacific Solutions	6 months	220	01/05/2016		£5,400	Holding over	Document management business
	Pacific Solutions	6 months	Parking	01/05/2015		£480	Holding over	-
31	Adus Healthcare	12 months	235	01/11/2011		£2,400	Holding over	Alcohol and drug rehab business
32	Michael Villemin	12 months	240	15/11/2015		£4,200	Holding over	Healthcare professional
33	Everycare Ltd	12 months	618	01/04/2010		£8,160	Holding over	Home care and nursing provider
34	Emily Burns	12 months	117	01/09/2017		£2,400	Holding over	Fashion designer
			10,563	Total		£202,442		

The property currently produces a gross income of **£202,442 per annum**. The suites are let on licences inclusive of rates and service charge. The current outgoings are, as follows:

Rates	£32,000
Heating and lighting	£8,717
Cleaning	£11,230
Gardening	£883
Insurance	£2,000
Total	£54,830

The net income is therefore **£147,612 per annum**.

Once fully let the net income will increase to circa **£176,000 per annum**.



SITE AREA

The site area is 0.67 acres (0.27 hectares).

TENURE

Freehold.

DEVELOPMENT POTENTIAL

The building offers the potential for conversion to residential subject to securing a PD consent. Alternatively the site could be redeveloped for residential, student accommodation or offices subject to securing planning consent.

Immediately in front of the Cavendish Centre is a two storey property known as Balfour House which is a student housing scheme completed in 2015 and entirely let to the University of Winchester. A further student scheme has recently been completed on Moorside Road which is very close by. To the rear of the Cavendish Centre are four 7 storey residential blocks.

VAT

We understand the property is elected for VAT and therefore we anticipate the sale will be treated as a transfer of a going concern.

PROPOSAL

We are instructed to seek offers in excess of **£1,825,000 (One Million Eight Hundred and Twenty-Five Thousand)**, which reflects a **NIY of 7.61%** rising to **9.1%** on letting the vacant suites, based on purchaser's costs of 6.22%, subject to contract. This reflects a low capital value of £172 psf overall.



ADDITIONAL INFORMATION

Should you require any additional information or wish to carry out an inspection of the property, please do not hesitate to contact:



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