

# INVESTMENT OPPORTUNITY WORKSHOPS & GRAZING LAND FOR SALE

***26 FOXBURY ROAD, ST. LEONARDS, RINGWOOD,  
HAMPSHIRE. BH24 2SG***

**LOCATION** This small mixed investment complex is located off a private road within a very short distance of access to the A31 dual carriageway leading to the South Coast and West Country, together with Southampton and the motorway network, to the east.

**DESCRIPTION** There are three let workshop units all with some external storage areas plus a unit for storage only available to let with electric roller shutter door.

The investment offers additional potential for storage use with a unit currently in need of upgrading mainly by way of cladding to the walls and new entry door plus an additional building, formally stables that could also provide additional storage unit.

The total area amounts to approaching 4 acres with two interconnecting grazing paddocks with water and field shelter.



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## DETAILS

**Unit 1** – Gross internal area approx. 1,690 ft<sup>2</sup> including an office, store, kitchen and toilet facilities. Stairs provide access to a first floor storage room. 3 phase electricity. Limited outside yard space and parking.



**Unit 2** – Semi detached workshop with gross internal area approx. 1,548 ft<sup>2</sup> providing main workshop area plus office/store and toilet facilities. 3 phase electricity. The roof has just been over clad with steel roofing sheets. Limited outside yard space plus parking.



**Unit 3** – Gross internal area approx. 835 ft<sup>2</sup>. The workshop has an electric roller shutter door, personal door, toilet facilities, 3 phase electricity. Limited external yard storage plus parking.



**Unit 4** – Internal area approx 919 ft<sup>2</sup>. Recently fitted electric roller shutter door, concrete floor, single phase electricity. This unit is currently just available and is for storage use only.



Further units – A detached unit requiring upgrading by way of steel cladding to the walls and improved entrance access for storage use only.



*(Potential Unit 5 for renovation)*

The second building comprises stables but used currently for some storage and this could provide potential for individual storage units or a replacement building on the concrete base.



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*(Former Stables for re-developments/upgrading)*

| ADDRESS         | TENANT                          | RENT P.A. | LEASE START DATE                | BREAK CLAUSE DATE               | LEASE FINISH DATE               | RATEABLE VALUE   |
|-----------------|---------------------------------|-----------|---------------------------------|---------------------------------|---------------------------------|------------------|
| Unit 1          | James Hard & Christopher Mamone | £12,000   | 1 <sup>st</sup> August 2024     | 31 <sup>st</sup> July 2027      | 31 <sup>st</sup> July 2029      | £8,700           |
| Unit 2          | Michael Sampson                 | £11,580   | 1 <sup>st</sup> July 2026       | None                            | 30 <sup>th</sup> June 2029      | £10,500          |
| Unit 3          | I.C.F. Homes Limited            | £8,500    | 23 <sup>rd</sup> September 2024 | 22 <sup>nd</sup> September 2027 | 22 <sup>nd</sup> September 2029 | £6,000           |
| Unit 4          | Vacant                          | £7,500    | Vacant                          |                                 |                                 | Not yet assessed |
| Grazing Land    | Informal                        | £1,800    |                                 |                                 |                                 |                  |
| Stables/Storage | Informal                        | £600      |                                 |                                 |                                 |                  |

The current rent amounts to £34,480 but with unit 4 let this would increase the total to somewhere in the region of £41,980.

It is anticipated that there is further scope to increase the rental income within the industrial complex with the addition of some containers, subject to any permissions required.

**PRICE £645,000 for the Freehold**



*(Grazing Land)*

**VIEWING** Strictly by confirmed appointment only please through the agents.

**DIRECTIONS** From the roundabout on the A31 at St. Leonards turn left into Boundary Lane. After approximately 1 mile turn right into Foxbury Road then after 5 speed bumps the metal gates and entrance drive can be found on the right after a 100 yards from the last bump.

**EPC ASSET RATINGS** Unit 1 – E  
Unit 2 – C  
Unit 3 - D





