

# INVESTMENT OPPORTUNITY FOR SALE

**Call now on 02392 983 102**  
or email [info@trafalgarpc.com](mailto:info@trafalgarpc.com) today

**TRAFALGAR**  
PROPERTY CONSULTANCY



**178.7 SQM (1,923 sqft)**  
TOTAL UNIT SPACE



**£650,000**

A E Jannaway Building  
Bishops Waltham  
SO32 1AA

## MIXED USE INVESTMENT

Historic town setting  
Established tenants  
Read yard access  
Prominent street location

## ABOUT THIS PROPERTY

A fantastic opportunity to acquire a mixed-use investment property in an excellent and well-established location within Bishops Waltham. The property comprises a ground floor commercial unit with a basement, together with a first floor two-bedroom apartment, providing a strong blend of commercial and residential income, with established tenants in both.

**Contact us today to arrange a viewing:**

 **02392 983 102**

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## ADDITIONAL DETAILS

### LEASE DETAILS

|                         |                                                                                                                                                                             |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Commercial Unit</b>  | Currently leased to independent clothing store<br>Term: 10 Years<br>Start Date: 03/23<br>Rent: £15,000 per annum<br>Outstanding rent review<br>Current Market Rent: £24,000 |
| <b>Residential Unit</b> | Currently Let<br>Rent: £12,000 per annum                                                                                                                                    |
| <b>Total Rent</b>       | £27,000                                                                                                                                                                     |

