

Our ref: 191/P/184

OPEN MARKET VALUATION REPORT

UPON

PLOT 7 UNITY BUILDINGS

FORT FAREHAM

NEWGATE LANE

FAREHAM

PO14 1AH

Date of Inspection : Friday 22nd March 2019

Client:

Trustees of the Ideal Window Solutions SSAS The Unity Bldg
Fort Fareham
Newgate Lane
Fareham
Hampshire
PO14 1AH



Regulated by RICS

Registered Office: 1 Swan Wood Park, Gun Hill, Hove, East Sussex TN21 0LL
McAndrew Martin is the trading name of McAndrew Martin Limited registered in England & Wales
Company No. 06844071 • VAT Number 522 4925 56

A full list of Directors can be obtained from our Registered Office



C O N T E N T S

1.0	<u>INSTRUCTIONS</u>
2.0	<u>TENURE</u>
3.0	<u>SITUATION AND DESCRIPTION</u>
4.0	<u>ACCOMMODATION</u>
5.0	<u>CONSTRUCTION</u>
6.0	<u>CONDITION</u>
7.0	<u>RATING ASSESSMENT</u>
8.0	<u>TOWN AND COUNTRY PLANNING</u>
9.0	<u>SUMMARY</u>
10.0	<u>VALUATION</u>
11.0	<u>RESERVATIONS</u>

APPENDICES

A	-	TERMS OF ENGAGEMENT
B	-	PHOTOGRAPHS

1.0 INSTRUCTIONS

- 1.1 We thank you for your instructions to carry out a valuation upon the above property. It is confirmed that the inspection was carried out in accordance with our terms of engagement dated, a copy of which you have in your possession and which is also appended to the rear of this report.
- 1.2 This report is provided for the stated purposes and for the sole use of the client and to the client's professional advisors. The valuer accepts the responsibility for the client alone that the valuation is prepared with the skill, care and diligence reasonably expected of a competent Chartered Surveyor and accepts no responsibility whatsoever to parties other than the client.
- 1.3 Any other such parties rely on the valuation at their own risk.
- 1.4 Neither the whole nor any part of the valuation, nor any reference to it may be included in any document, circular or statement, nor published in any way without the valuers prior written approval of the form and context in which it may appear.
- 1.5 The valuation has been undertaken by Victor S Ray MRICS ACBSI, an RICS registered valuer and has been undertaken in accordance with the RICS Valuation Professional Standards - January 2014 and is subject to RICS monitoring and regulations.
- 1.6 To the best of our knowledge there is no conflict of interest.

2.0 TENURE

- 2.1 My valuation is of the leasehold interest on the basis of a business lease for a term of 7 years from January 2014 at a passing rent of £29,000 p.a.
- 2.2 I understand that there is a ground rent 125 years from 1987 at currently £8,000 p.a.

3.0 SITUATION AND DESCRIPTION

- 3.1 Fort Fareham is a localised industrial estate situated at the northern end of Newgate Lane 1.5 miles south of Fareham town centre in Fareham, Hampshire.
- 3.2 The site is within the grounds of the old Fort Fareham where old ramparts remain at the perimeter. The grounds are presently laid out with various ages of business premises including yards, but predominantly offices or light industrial.
- 3.3 Fort Fareham is situated approximately 1.5 miles south of the junction of the A32 with the M27 slip road. Consequently there is good transfer time for the motorway network.
- 3.4 The property, Plot 7 Unity Building, comprises a recently developed office site having small forecourt and side yard.
- 3.5 The building is constructed in two storeys in steel frame under a powder coated profile steel roof and perimeter walls including a reception block to the front in single storey with roof lights, whilst the main building is in two storey arranged on the first floor with reinforced concrete planks and fitted out extensively as offices with suspended ceiling, carpeted floor, partitioned offices all of good quality.

4.0 ACCOMMODATION

4.1 The accommodation comprises:-

Ground Floor

Entrance foyer presently fitted out as display showroom – tenant’s improvement.

Front showroom fully fitted out with tenant’s display fittings

Corridor to staircase with disabled w.c., conventional w.c. and kitchen under

Warehouse/workshop in essentially two partitioned areas maximum 15.2m x 12.4m with plant room and storage room off

Original floor area	269m ² (2,897 sq ft)
---------------------	---------------------------------

Added reception foyer	68m ² (728 sq ft)
-----------------------	------------------------------

First Floor

Offices extending to approximately 269m² (2,897 sq ft) and including partitioned offices, ladies and gents’ toilets and kitchen.

5.0 CONSTRUCTION

5.1 The property is of modern construction in steel frame clad in profile steel colour plated cladding with conventional windows to the flanks, fully glazed entrance foyer at the front and side entrance door to the staircase. There is a 4.2m loading bay with roller shutter door to the warehouse.

6.0 CONDITION

6.1 The property is of nearly new construction and has been extensively fitted out to suit the tenant's particular requirements but my report is on the assumption that the building will be available with vacant possession clear from partitioning fittings etc.

6.2 The building appears to be heated by means of air conditioning and otherwise has all mains services.

7.0 RATING ASSESSMENT

7.1 The property is entered in the valuation list as office, showroom and premises £35,000 r.v. The District Valuer's measurements are as follows:-

Ground floor showroom	154m ²
Ground floor warehouse	198m ²
First floor offices	281m ²
Hard surfaced fenced yard	264m ²
Total:	
Building	633m ²
Yard	264m ²
10 car parking spaces	

8.0 TOWN AND COUNTRY PLANNING

8.1 The property is on a general industrial estate and the appropriate use would appear to be offices and warehouse (B1/B8). Due to the quality construction no other uses would appear appropriate.

9.0 SUMMARY

9.1 Fort Fareham is an individual trading and industrial estate located reasonably close to the motorway junction and good road facilities, but has very limited visual passing trade. A number of the units on the estate are older and basic but there are modern developments of industrial and office units of better quality.

9.2 This building is occupied as warehouse with extensive first floor offices and client's display showroom.

9.3 However parking on this estate is notoriously poor and there are only 10 available car parking spaces for a building having a staff compliment apparently in excess of 20 persons. Visitor's parking is very poor.

9.4 The side yard is exclusively used for goods inward/outward and storage.

9.5 The quality of office accommodation is good with excellent facilities in the way of toilets, kitchens etc.

9.6 We have had regard to comparables as follows:-

Newgate Lane offices £8 sq ft (2102 sq ft)

Park View offices sold £78 sq ft (yield 8%). Rent £6.30 sq ft

However there are no useful comparables on this estate.

9.7 It would appear that the appropriate rental value is £7 sq ft but presently there is very little evidence on this estate.

9.8 For the purpose of this valuation it is necessary to exclude tenant's fittings and improvements, including the front extension, as consent was obtained from the landlord making them tenant's fittings.

10.0 VALUATION

- 10.1 On the information we have obtained or has been provided to us and subject to the Valuation caveats annexed to the rear of this report, we are of the opinion that the Market Value of this property on is fairly represented by a sum in the region of:-

Market value	£400,000
Rental value	£40,000 p.a.
Insurance value	£280,000

- 10.2 In arriving at our Valuation we have had regard to the following information and the requirement to ignore tenant's fittings, extensions and improvements.
- 10.3 It is assumed for the purposes of this valuation that all the planning consents have been obtained and complied with in connection with the extension of the property.
- 10.4 As at the date of valuation the property market is likely to enter a state of some uncertainty following the result of the recent EU referendum. As yet it is unlikely to know what the effect of this is likely to be but it is possible that property values may decrease.
- 10.5 Market Value is defined by the Royal Institution of Chartered Surveyors as 'The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion'.

11.0 RESERVATIONS

- 11.1 This is not a Structural Survey and no warranty as to condition or stability is given or implied.

- 11.2 We have not inspected any parts of the structure which are covered, unexposed or otherwise inaccessible and are, therefore, unable to report that any such part of the property is free from defects which may affect the value, nor have we arranged for the test of electrical, heating or other services.
- 11.3 For the purposes of the valuation, we have assumed that good title can be shown, that the valuations would not be affected by any matters which would be revealed by a Local Search and replies to the normal enquiries.

SIGNED:



.....

SURVEYOR:

MR V S RAY MRICS ACBSI
CHARTERED SURVEYOR

For and on behalf of McAndrew Martin
TEL: 02392 697193

Dated this 26th day of March 2019

APPENDIX A
TERMS OF ENGAGEMENT

APPENDIX B
PHOTOGRAPHS