



**9 DRAGOON HOUSE, HUSSAR COURT,  
WATERLOOVILLE, HAMPSHIRE PO7 7SF**

## INVESTMENT FOR SALE

**RENT £18,000 PAX**

**ESTABLISHED TENANT**

**CONVENIENT FOR MOTORWAYS**

**PRICE £250,000 LEASEHOLD (PLUS VAT)**

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### LOCATION

The Property is situated on a well managed business park within easy reach of the A3(M). Convenient for Portsmouth and M27/A27.

### DESCRIPTION

A 2 storey office building with net internal floor areas as follows:-

Ground Floor	1,002 sq ft	93.1 sqm
First Floor	1,130 sq ft	105.0 sqm
Total	2,132 sq ft	198.1 sqm

The tenant has recently installed LED lighting. The property has gas central heating. There are 8 allocated parking spaces.

Please note, the tenant has recently expanded into number 8 and has made openings linking the buildings on both levels.

### LEASES

Our client holds the property on a 125 year lease from 30th September 1988 at a fixed ground rent of £200 per annum.

The property is sub-let on a full repairing and insuring lease to OSI Maritime Systems (UK) Ltd to 30th November 2040 at a rent of £16,000 per annum exclusive rising to £18,000 from 2nd February 2022.

Upwards only rent reviews 1st December 2025 and 5 yearly subject to a minimum of 110% of the rent payable prior to the relevant review date.

OSI Maritime Systems (UK) Ltd has been in occupation since 2014. All rent payments are up to date. OSI provides an impressive range of services to Navies throughout the world (see [osimaritime.com](http://osimaritime.com)).

### PRICE

£250,000 (Plus VAT)

Our client will make up the rent difference between £16,000 per annum and £18,000 per annum if completion takes place prior to 2<sup>nd</sup> February 2022.

### LEGAL COSTS

Each party to bear their own legal costs.

### EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of B (28).

Please note LED lighting installed since the assessment was carried out

### VIEWING

Strictly by appointment through VDBM on 01923 845222.

