

**CHILTERN HOUSE/YARD HOUSE, MAY PLACE/FEATHERS YARD,
BASINGSTOKE, RG21 7NX**

CHILTERN HOUSE

TENANT	SIZE sq ft	LEASE	RENT	RATEABLE VALUE	EPC RATING	COMMENTS
1 ST Floor Exciting Escapes Ltd	1,100	10 years to 18/03/2028 The lease is out the Landlord & Tenant Act.	£10,129 to 3/23. £10,433 to 3/24. £10,746 to 3/25. £11,068 to 3/26. £11,400 to 3/27. £11,742 to 3/28.	£12,000	D – 85	The tenant is removed from liability for damp in the walls. The tenant pays 50% of the service charge. Rent deposit £1,500.
Ground Floor Vacant	1,056	Vacant	ERV £12,500	£10,500	D – 93	This suite requires refurbishment.

YARD HOUSE

TENANT	SIZE sq ft	LEASE	RENT	RATEABLE VALUE	EPC RATING	COMMENTS
Suite A Bethany Knox	725	5 years to expire on 25/4/27. The lease is outside the Landlord & Tenant Act.	£9,600 to 4/23 £10,800 to 4/25 There is an RPI rent review at 4.25.	£8,100	C - 66	There is a mutual break clause at the expiry of the 3 rd year in April 2025. S/C – 22.24% Rent deposit £2,700
Suite B Berkshire Ophthalmic Laboratories	775	Holding over	£15,162.96	£7,900	C - 66	Tenant is paying £400 per annum for 1 car parking space. S/C – 29.90% Rent deposit £5,000.
Suite C Compton Healthcare Ltd	675	3 years to 1/7/23. The lease is outside the Landlord & Tenant Act.	£6,750	£7,600	C – 66	The tenant is in arrears with rent and the landlord will be taking vacant possession. S./C – 18.09%
Suite D Coomber Rich Ltd	726	5 years to expire on 30.3.26 subject to a rent review on 1/4/24 and a tenant's only break on the same date.	£9,000 pax rising to £9,500 pax from 1/4/23.	£7,900	C – 66	The tenant is paying £900 per annum for a car parking space. Rent deposit £1,687