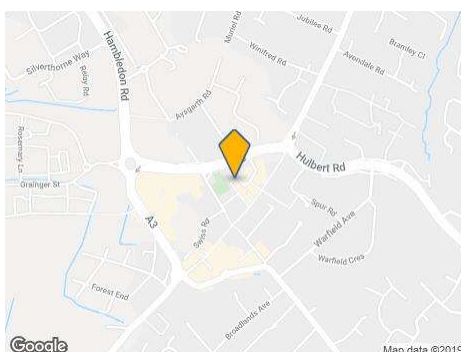


1 25-27 Wellington Way

Waterlooville, PO7 7ED - Havant Ret Submarket



TENANT

Tenant Name:	All Mobility Ltd
Industry:	Personal Services
SIC:	Personal Services, Misc

LEASE

SF Leased:	1,032 SF
Sign Date:	Oct 2009
Space Use:	Retail
Floor:	GRND Floor

RENTS

Asking Rent:	£25,000 PA
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PROPERTY EXPENSES

Service:	Fully Repairing & In...
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LEASE TERM

Start Date:	Oct 2009
Expiry Date:	Sep 2019
Lease Term:	10 Years
Breaks:	Tenant - Sep 2011, T...
Reviews:	Sep 2014

TIME ON MARKET

Date On Market:	Sep 2009
Date Off Market:	Oct 2009
Months on Market:	1 Months

TIME VACANT

Date Occupied:	Oct 2009
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MARKET AT LEASE

Vacancy Rates	2009 Q4	YOY
Current Building	0.0%	-
Submarket 2-4 Star	1.4%	-
Market Overall	-	-

Same Store Asking Rent/SF	2009 Q4	YOY
Current Building	£20.44	-
Submarket 2-4 Star	£14.35	-
Market Overall	-	-

Submarket Leasing Activity	2009 Q4	YOY
12 Mo. Leased SF	-	-
Months On Market	8.3	-

LEASING AGENTS

Flude Commercial
114 Kingston Cres
Portsmouth, PO2 8AL

PROPERTY

Property Type:	Retail	NIA:	2,045 SF
Status:	Built 1970	Floors:	2
Tenancy:	Multi	Floor Size:	1,600 SF
Construction:	Masonry	Vacancy at Lease:	0.0%

LEASE NOTES

All Mobility Ltd has taken 1,032 sq ft (95.88 sq m) of ground-floor retail space from Stockton Estates Ltd on a 10-year FRI lease, subject to a rent review in year five and a tenant option to break in years two and five. Garner Wood acted on behalf of Stockton Estates Ltd. The tenant was unrepresented. The quoting rent was £25,000pa, equating to £24.22 psf (£260.75 psm). Details confirmed by Tim Clark at Hughes Ellard (Previously with Garner Wood when deal completed).