

PORTFOLIO SUMMARY - TENANCY SCHEDULE - FRAINE LIMITED (4 AUGUST 2025)

ADDRESS	OCCUPIER	USE	TENURE	RENT (PAX)*	AREA	COMMENTS
61 High Street, Alton GU34 1AB (Ground & Part First Floor)	Hamptons Trading Ltd t/a Nisa Local	Retail Convenience store	15 year lease from 27 Nov 2023	£ 35 000	GF: 1,383 sq ft FF: 313 sq ft 1,696 sq ft (157.6 sq m)	5 yearly rent reviews and break clauses EPC B
61a High Street, Alton GU34 1AB (First and Second Floor)	Cromwell Seymour Group Limited	Offices	4 year lease from 27 Feb 2020	£ 7 000	552 sq ft (51.2 sq m)	The tenant is 'holding over' EPC C Outside L & T Act
76b High Street, Alton GU34 1EN	Raj Gurung t/a Bean & Bake	Sandwich Bar/Café	10 year lease from 2 July 2021	£ 15 000	390 sq ft (36.2 sq m)	5 yearly rent review Break clause 1 July 2026 (6 months notice) Outside L & T Act EPC D
76c High Street, Alton GU34 1EN	Sumeetaa Gurung t/a Sushi Nori	Sushi Restaurant	10 year lease from 21 Jan 2025	£ 17 500	419 sq ft (38.9 sq m)	5 yearly rent review Break clause 30 Jan 2030 (6 months notice) EPC E Outside L & T Act
TOTAL INCOME				£ 74 500		

* Per Annum Exclusive