

# 223 Portswood Road Southampton, Hampshire SO17 2NF

lot 22

Freehold Retail Investment

Entirely let to Ladbrokes Betting & Gaming Limited

Situated in busy trading position near Boots the Chemist, New Look and Barclays Bank

Rent  
**£31,500**  
per annum  
exclusive



### Location

Miles: 80 miles south-west of London  
Roads: M3, M27  
Rail: St Deny's Railway Station  
Air: Southampton Airport, London Gatwick Airport

### Situation

The property is situated in a busy and popular suburb some 2 miles north of Southampton City Centre. The property is located in a strong trading position on the West side of Portswood Road close to the junction with Westridge Road. Neighbouring occupiers include New Look, Barclays Bank, Clinton Cards and Boots the Chemist.

### Description

The property comprises retail accommodation on the ground floor and a 2 bedroom residential maisonette on the first and second floors.

### Tenure

Freehold.

### VAT

VAT is not applicable on this lot.

**Six Week Completion Available**

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	133.95 sq m (1,442 sq ft)	<b>LADBROKES BETTING &amp; GAMING LIMITED (Gaming and Betting) (1)</b>	15 years from 29th March 2004 until 29th March 2019 on a full repairing and insuring lease.	£31,500	29th March 2014
First and Second	2 Bedroom Maisonette	Not measured				
<b>Totals</b>		<b>133.95 sq m (1,442 sq ft)</b>			<b>£31,500</b>	

(1) For the year ending 31st December 2009 Ladbrokes Betting & Gaming Limited reported a turnover of £790,369,000, pre-tax profits of £238,011,000 and a total net worth of £694,339,000. (Source: www.riskdisk.co.uk 13.01.2010)

### For further details please contact:

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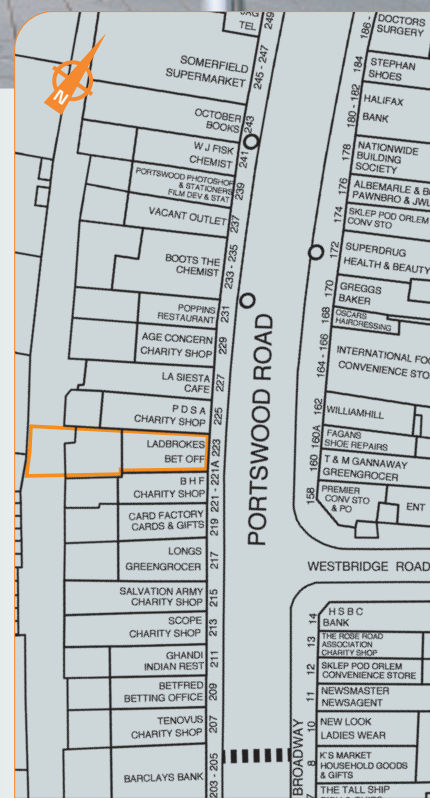
### Associate Auctioneers:

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### Solicitors:

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