

49 High Street, Shirley Southampton, Hampshire SO15 3NN

lot 11

Freehold Retail Investment

- Let to Superdrug Stores plc until 2020
- Superdrug Stores plc have been in occupation since 1988
- Redevelopment potential subject to consent
- Neighbouring occupiers include Carphone Warehouse, Specsavers, Greggs, Clinton Cards and Sainsbury's
- Eight Week Completion Available

Rent
£73,300
per annum
exclusive



Location

Miles: 80 miles south-west of London
23 miles north-west of Portsmouth
22 miles south-east of Salisbury

Roads: M3, M27, A35

Rail: Southampton Central Rail
Millbrook (Hants) Railway Station

Air: Southampton Airport, London Gatwick Airport

Situation:

Shirley is a popular and busy residential suburb of Southampton, some 2 miles north-west of the city centre. The property is located in a strong trading position on the eastern side of the High Street (A305). Neighbouring occupiers include Carphone Warehouse, Specsavers, Greggs, Clinton Cards and Sainsbury's.

Description:

The property comprises double fronted and deep retail accommodation on

the ground floor with ancillary accommodation on the first floor (rear) and benefits from a substantial frontage and from a service yard.

Tenure
Freehold.

VAT
VAT is not applicable to this lot.

Planning

Planning consent (now lapsed) was granted by Southampton City Council in February 2006 for the extension of the present first floor and the erection of a second floor to provide 5 x two bedroom and 3 x one bedroom flats. Copies of the plans are available in the legal pack.

Southampton City Council
Planning and Sustainability Civic Centre,
Southampton SO14 7LS

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Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	348.7 sq m (3,753 sq ft)	SUPERDRUG STORES PLC (1)	10 years from 24/06/2010 until 2020 on a full repairing and insuring lease	£73,300 (2)	2015
First (Rear)	Ancillary	101.3 sq m (1,090 sq ft)				
Totals		450.0 sq m (4,843 sq ft)			£73,300	

(1) Superdrug Stores plc is the United Kingdom's second-largest beauty and health retailer currently operating over 900 stores in England, Scotland, Wales, Northern Ireland and the Republic of Ireland. They currently have 226 in-store pharmacies. (Source: <http://www.superdrug.com/about-us/superdrug-today/page/superdrugtoday/>)

(2) The lease provides for an initial rent concession. The seller will make an allowance so that the buyer will receive £73,300 per annum exclusive from completion of the sale.

For further details please contact:

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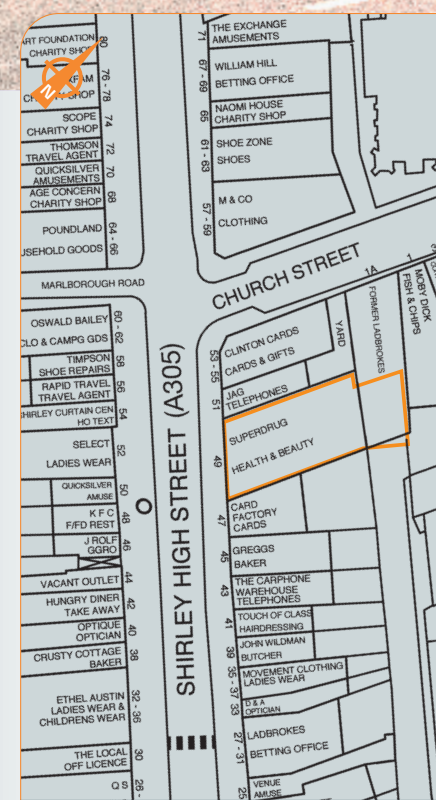
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