

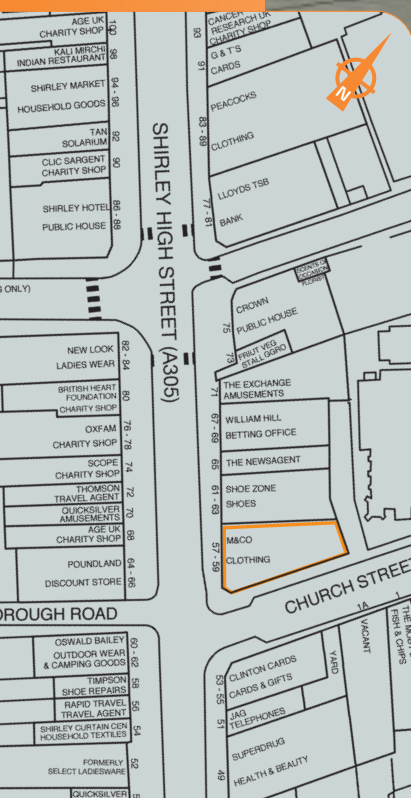
lot 25

57-59 High Street Shirley, Southampton, Hampshire SO15 3NP

Rent
£65,729
per annum
exclusive

Freehold Retail Investment

- Substantial property on prominent corner position
- Neighbouring occupiers include Lloyds TSB, Shoe Zone, Carphone Warehouse, Specsavers, Greggs and Sainsbury's
- Active management potential
- Six Week Completion Period Available



Location

Miles: 2 miles north-west of Southampton city centre
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 Southampton city centre. The property is located in a strong corner trading position on the eastern side of the High Street (A305). Neighbouring occupiers include Lloyds TSB, Shoe Zone, Carphone Warehouse, Specsavers, Greggs and Sainsbury's.

Description

The property comprises an attractive corner period building with retail accommodation on the ground floor and ancillary accommodation on part of the first floor. The other part of the first floor and the second floor and self-contained office accommodation that is currently not used by the tenant benefits from a separate entrance on Church Street.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground	Retail	236.49 sq m	(2,546 sq ft)	MACKAYS STORES LTD	35 years from 29/09/1978	£65,729
First	Ancillary	102.96 sq m	(1,108 sq ft)			
First	Office	67.47 sq m	(694 sq ft)			
Second	Office	87.80 sq m	(945 sq ft)			
Basement	Ancillary	Not Measured	Not Measured			
Totals		491.72 sq m	(5,293 sq ft)			£65,729

(1) For the year ending 25th February 2011 Mackays Stores Limited reported a turnover of £186,939,000, pre-tax profits of £8,685,000 and a total net worth of £50,163,000. (Source: www.riskdisk.com 19.09.2011)

(2) The above floor areas have been agreed between the parties at a previous rent review. The agreed ground floor ITZA is 129.78 sq m (1,397 sq ft)

For further details please contact:

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