

lot 18

23-35 & 37-47 Bond Street
Southampton, Hampshire SO14 5QA

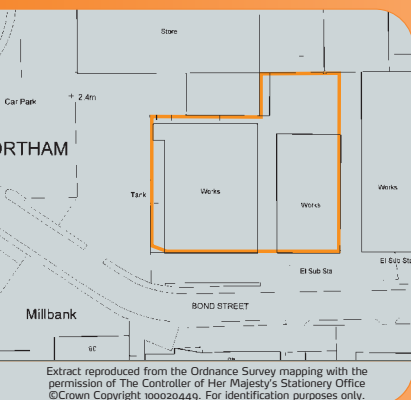
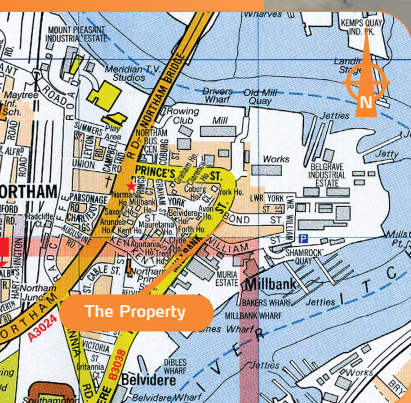
Rent
£31,425
per annum
exclusive

Substantial Freehold Industrial
Ground Rent Investment

- Entirely let to W H Rowe & Son until 2059
- Nearby occupiers include Double Take Motorcycles, Oil Spill Response and MX Wholesale Cash & Carry
- Established industrial area
- Approximate site area of 0.309 hectares (0.763 acres)
- Imminent Rent Review



On behalf of
Southampton
City Council



Location

Miles: 1 mile east of Southampton city centre
19 miles north-west of Portsmouth
Roads: B3038, A3024, A33
Rail: Southampton Rail Station
Air: Southampton International Airport

Situation

The property is situated in an established industrial location on the north side of Bond Street. Nearby occupiers include Double Take Motorcycles, Oil Spill Response and MX Wholesale Cash & Carry.

Description

The property comprises a parcel of land on which has been built two adjoining industrial units, with a total approximate site area of 0.309 hectares (0.763 acres).

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Site Area	Tenant	Term	Rent p.a.x.	Reviews
23-35	Industrial	934.23 sq m (10,056 sq ft)	0.387 Acres	W H ROWE & SON LTD (1)	89 years from 01/02/1970 until 30/06/2059	£16,325	01/02/2036 (2)
37-47	Industrial	567.73 sq m (6,111 sq ft)	0.376 Acres	W H ROWE & SON LTD (1)	82 years from 30/06/1977 until 30/06/2059	£15,100	30/06/2012 and five yearly thereafter (2)
Totals		1,501.96 sq m (16,167 sq ft)	0.763 Acres			£31,425	

- (1) Established in 1932, W H Rowe has acquired a reputation for being one of the most reliable volume producers of high quality aluminium castings in the UK today. (Source: www.whrowe.com 03/04/2012) The tenant also occupies the adjoining property.
(2) The rent is to be reviewed to the open market rental value of the property, without the benefit of the buildings on site.

For further details please contact:

Peter Cunliffe
Tel: +44 (0)20 7034 4852.
Email: peter.cunliffe@acuitus.co.uk
Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:

Capita Symonds
One Guildhall Square, Above Bar, Southampton,
Hampshire SO14 7FP.
Tel: +44 (0)238 083 3081.
Email: fiona.james@capita.co.uk
Ref: Fiona James.

CAPITA SYMONDS

Solicitors:

Southampton City Council
Civic Centre, Southampton, Hampshire SO14 7LT.
Tel: +44 (0)238 083 4145.
Email: paul.barber@southampton.gov.uk
Ref: Paul Barber.