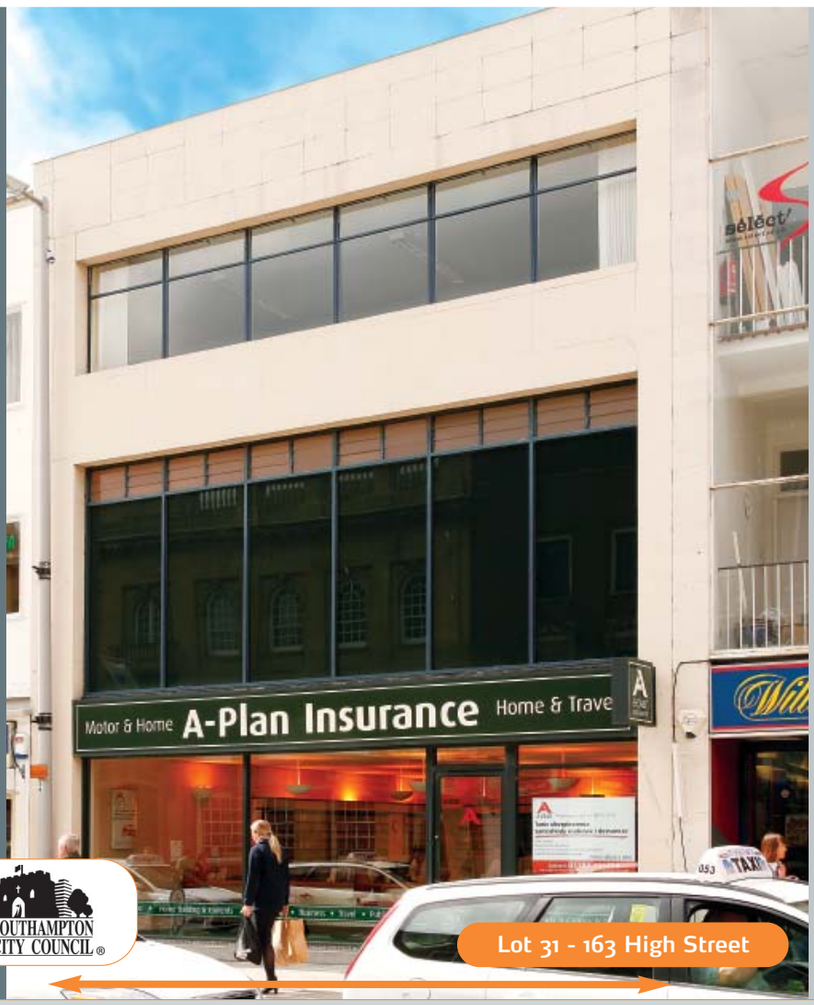
Lot 31 – 163 High Street and Lot 32 – 149 High Street
Southampton SO14 2BT

lots 31-32

Freehold City Centre Retail/Office Ground Rent Investments to be Offered as Two Separate Lots

- Entirely let until 2055 and 2058
- Prominent city centre location
- Within 250 metres of Bargate Shopping Centre
- Nearby occupiers include Lloyds TSB, NatWest, Lidl and RBS



Lot 31 - 163 High Street

Lot 32 - 149 High Street

On behalf of Southampton City Council

SOUTHAMPTON CITY COUNCIL

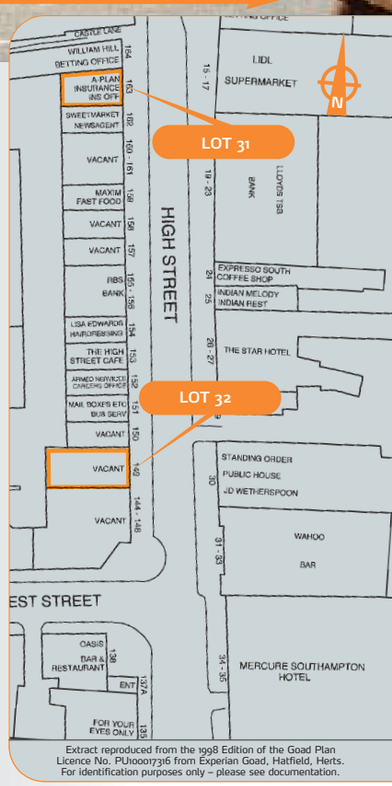
Location
Miles: 75 miles south-west of London
Roads: M3, M27, A34, A36, A27
Rail: Southampton Central Station
Air: Southampton International Airport

Situation
The properties are situated in Southampton city centre on the western side of the High Street. Nearby occupiers include Lloyds TSB, NatWest, Lidl and RBS.

Description
The properties, two separate units, comprise ground floor retail accommodation with first and second floor offices. At 149 High Street, the office accommodation on the upper floors is self-contained and the property also benefits from basement storage accommodation.

Tenure
Freehold.

VAT
VAT is not applicable to this lot.



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Tenancy and accommodation

Address	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversions
Lot 31	Ground	Retail	90.49 sq m	(974 sq ft)	**INDIVIDUAL (t/a A-Plan Insurance)**	98 years from 01/01/1960	£300	01/01/2059
163 High	First	Offices	55.46 sq m	(597 sq ft)				
Street	Second	Offices	40.51 sq m	(436 sq ft)				
Lot 32	Ground	Retail	114.46 sq m	(1,232 sq ft)	**KENESTATE LIMITED**	99 years from 01/04/1956	£285	01/04/2055
149 High	Basement	Storage	89.37 sq m	(962 sq ft)				
Street	First	Offices	134.89 sq m	(1,452 sq ft)				
	Second	Offices	132.66 sq m	(1,428 sq ft)				

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