

lots
50-52

Lot 50 – Land at 4-8 Victoria Street and 27-30 Rochester Street,
Lot 51 – Land at 9-11 Victoria Street and 24-26 Rochester Street & Lot 52 – 12-14 Victoria Street,
Southampton SO14 5QZ

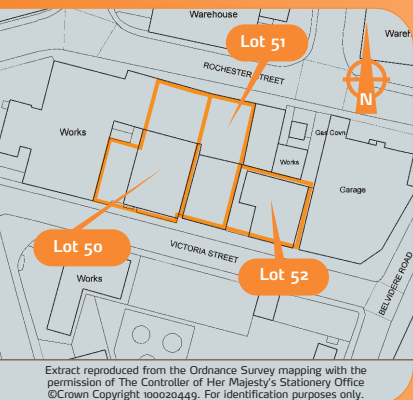
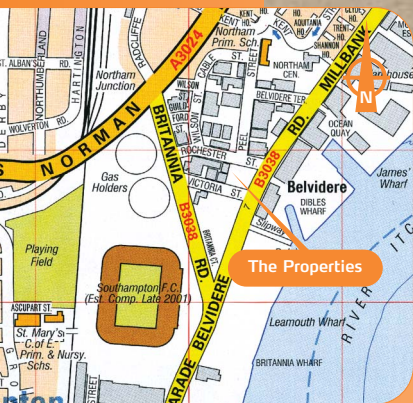
Freehold Industrial/Workshop
Ground Rent Investments to be Offered
as 3 Separate Lots

- Located in an established industrial area 1 mile east of Southampton city centre

- Some 200 metres from St Mary's Stadium, home of Southampton FC
- Nearby occupiers include Yau Brothers & Co, Dudman Group and Zillwoods



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 Central Rail Station
Air: Southampton International Airport

Situation

The properties are situated in an established industrial location on the north side of Victoria Street with Lots 50 and 51 also fronting the south side of Rochester Street, some 200 metres from St Mary's Stadium, home of Southampton FC. Other nearby occupiers include Yau Brothers & Co, Dudman Group and Zillwoods.

Description

The property comprises 3 separate industrial/workshop lots.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Lot	Use	Floor Areas (Approx)	Site Area	Tenant	Term	Rent p.a.x.	Reversion
50	Industrial/ Workshop	383.31 sq m (4,126 sq ft)	0.23 Acres	INDIVIDUALS (t/a Portmere Rubber Ltd and Hydralon Ltd) (1)	97 years from 01/07/1964	£375	01/07/2061
51	Industrial	517.30 sq m (5,568 sq ft)	0.123 Acres	HYDRALON LIMITED (2)	94 years from 01/01/1968	£500	01/01/2062
52	Workshop	263.84 sq m (2,840 sq ft)	0.11 Acres	INDIVIDUAL (t/a Freeborn Garages Ltd) (3)	99 years from 01/01/1963	£1,000	01/01/2062

- (1) The lot comprises two units that have been sub-let to two separate subtenants trading as Portmere Rubber Ltd and Hydralon Ltd (2). Founded in 1978, Portmere Rubber Ltd is established as one of the leading suppliers of rubber and its associated products. (Source: www.portmererubber.co.uk 03/04/2012)
- (2) Hydralon Ltd, established in 1955, is a private, independent company providing quality powder coating, wet paint and bead blast finishes. (Source: www.hydralon.com 03/04/2012)
- (3) Freeborn Garages Ltd is an official Citroën dealership. (Source: www.freebornsouthampton.citroën.co.uk 03/04/2012)
The tenant also occupies the adjoining property.

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