

**Lot 53 – Aldermoor Road Gas Governor, Lot 54 – Vincent’s Grove Substation, Lot 55 – Royal Crescent Road Substation & Lot 56 – Upper Bugle Street Substation
Southampton, Hampshire SO15 5HW**

**lots
53-56**

A Freehold Gas Governor and Three Freehold Substation Ground Rent Investments

- Located throughout the International Maritime City of Southampton
- 3 electricity substations and 1 gas governor to be sold as separate lots
- Southampton is just 75 miles from London and 21 miles from the Channel ports



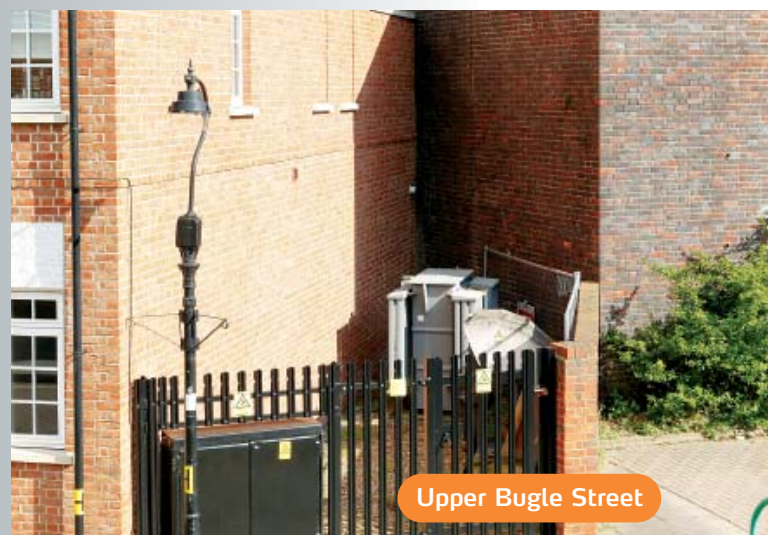
Aldermoor Road



Vincent's Grove



Royal Crescent Road



Upper Bugle Street

On behalf of



Location

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

Situation

The sites are situated throughout the city of Southampton. In relation to the city centre, **Lot 53** Aldermoor Road lies 3 miles to the north-west, **Lot 54** Vincent’s Grove lies 1.75 miles to the north-west, **Lot 55** Royal Crescent Road lies 1.6 miles to the north-west and **Lot 56** Upper Bugle Street lies 0.8 to the north.

Description

Lot 53 Aldermoor Road is a site used as a gas governor whereas the three other lots in Royal Crescent Road, Upper Bugle Street and Vincent’s Grove are sites currently used as electricity substations.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Location Plans

Plans are available upon request

Tenancy and accommodation

Lot	Location	Use	Site Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews (Reversions)
53	Aldermoor Road	Gas Governor	470 sq m (5,059 sq ft)	SOUTHERN GAS NETWORKS PLC	99 years from 06/01/1992 until 05/01/2091	£4,150	06/01/2017 and five yearly thereafter
54	Vincent’s Grove	Electricity Substation	651 sq m (7,007 sq ft)	SOUTHERN ELECTRIC	99 years from 01/07/1964 until 30/06/2063	£597	30/06/2030
55	Royal Crescent Road	Electricity Substation	22 sq m (237 sq ft)	SSE SERVICES PLC	21 years from 11/01/1997	£650	(11/01/2018)
56	Upper Bugle Street	Electricity Substation	31 sq m (334 sq ft)	SOUTHERN ELECTRIC	20 years from 01/07/1992	£928	(01/07/2012)

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