

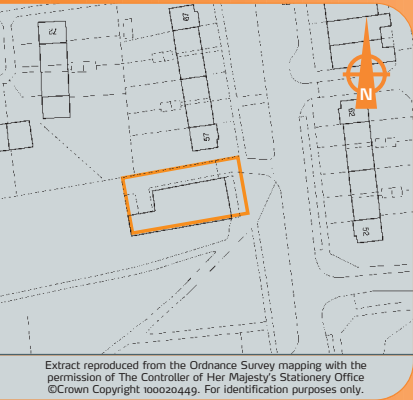
lot 16

Co-Operative Food Store, 55 St Albans Road, Havant
Hampshire PO9 2JR

Rent
£28,000
per annum
exclusive
(gross)

Modern Retail Investment in Popular
South East coastal town

- Let to Southern Co-Operatives Limited until 2027
- Prominently situated in a densely populated residential area
- New 15 year lease to be granted upon completion
- Six Week Completion Period Available



Location

Miles: 6 miles north-east of Portsmouth,
11 miles west of Chichester,
23 miles south-east of Winchester
Roads: A3(M), M27, A27
Rail: Havant Railway Station, direct to London Waterloo and
London Victoria
Air: Southampton International Airport

Situation

The property is situated opposite a small retail parade on St Albans
Road and serves a wide catchment in a densely populated
residential area, close to local schools, an industrial estate and
business park.

Description

The property comprises a detached purpose built convenience store
with ground floor retail accommodation and first floor staff
accommodation to the rear. In addition the property benefits from
gated side access for loading.

Tenure

Long Leasehold. Held from Gosport Council for a term of 99 years
from 1962 at fixed rent of £150 per annum.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	237 sq m	(2,551 sq ft)	SOUTHERN CO-OPERATIVES LTD (1)	15 years from completion of the sale until 2027, on a full repairing and insuring lease	£28,000	29/03/2017 and 5 yearly
First	Ancillary	18.73 sq m	(201 sq ft)				
Totals		255.73 sq m (2,752 sq ft)				£28,000	

(1) For the year ending 30th January 2010 Southern Co-Operatives Limited reported a turnover of £264,470,000, a pre-tax profit of
£28,305,000 and a total net worth of £72,065,000. (Source www.riskdisk.co.uk 25/01/2012)

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