

## 11-13 West Street Havant, Hampshire PO9 1ER

lot 37

### Freehold Retail Investment

- Entirely let to William McIlroy Swindon Limited until 2070 t/a M & Co (No breaks)
- Neighbouring occupiers include McDonald's, NatWest, New Look, Boots the Chemist, Costa Coffee
- Pedestrianised town centre location
- Six Week Completion

Rent  
**£94,000**  
per annum  
exclusive



### Location

Miles: 7 miles north-east of Portsmouth  
11 miles west of Chichester

Roads: A27, A3(M) Junction 4, M127

Rail: Havant Railway Station (approximately 1 hour 20 mins direct to London Waterloo)

Air: Southampton Airport, Gatwick Airport

### Situation

The property is situated on the south side of the busy pedestrianised West Street. Neighbouring occupiers include McDonald's, NatWest, New Look, Boots the Chemist and Costa Coffee.

### Description

The property has a prominent frontage to West Street and comprises retail and ancillary accommodation on both ground floor and first floor. The property benefits from rear access from Bulbeck Road.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	468.18 sq m (5,039 sq ft)	<b>WILLIAM MCILROY SWINDON LIMITED</b> on assignment from <b>Courtalds Plc</b> (t/a M & Co) (1)	99 years from 25/12/1971 until 2070 on a full repairing and insuring lease	£94,000	25/12/2016 and 5 yearly
First	Retail/Ancillary	423.61 sq m (4,560 sq ft)				
<b>Totals</b>		<b>891.79 sq m (9,599 sq ft)</b>			<b>£94,000</b>	

(1) William McIlroy Swindon Limited was incorporated in 1955 and is a subsidiary of Mackays Stores (Holdings) Limited. M & Co are one of the largest privately owned fashion retailers in the UK and operate from 300 stores nationwide and an online store. (www.mandcom.com) For the year ending 22nd February 2013, Mackays Stores (Holdings) Ltd reported a turnover of £5,407,000, pre-tax profits of £4,623,000 and a net worth of £53,476,000. (Source: www.riskdisk.com 18/09/2013)

### For further details please contact:

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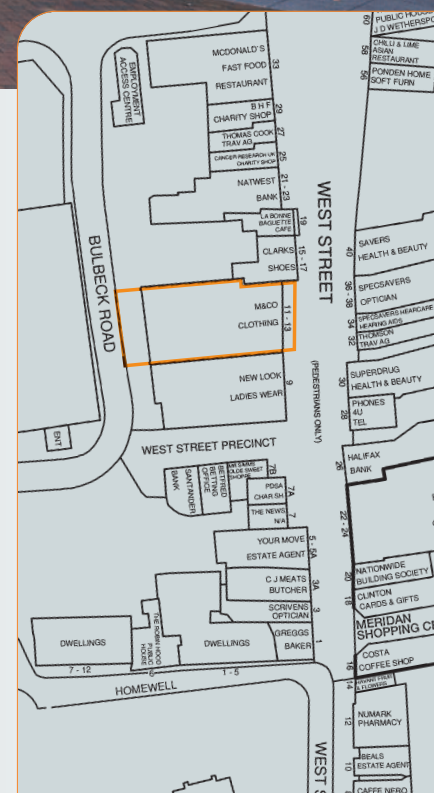
### Associate Auctioneers:

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### Solicitors:

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