

115/117 London Road Portsmouth PO2 0BN

Freehold Retail and Residential Investment

- Tenants include Cheque Centres Properties Limited and Tammy Do (trading as a Nail Bar)
- Located on the busy London Road
- Nearby occupiers include BHF, 99p Stores, Halifax, Iceland and Sainsbury's

lot 48

Rent
£31,900
per annum
exclusive



Location

Miles: 18 miles west of Chichester
20 miles south-east of Southampton
75 miles south-west of London

Roads: A27, A3, M275, M27

Rail: Portsmouth and Southsea Rail

Air: Southampton International Airport

Situation

The property is situated on the western side of London Road, close to its junction with Angerstein Road, Stubbington Avenue and Gladys Avenue in the North End area of the City of Portsmouth.

London Road is the busy local high street of this densely populated inner suburb and is home to many well known national retailers including BHF, 99p Stores, Halifax, Sainsbury's, Iceland and Poundstretcher.

Description

The property comprises two ground retail units with residential accommodation on upper floors let on a long lease.

Tenure

Freehold.

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	83.28 sq m (896 sq ft)	CHEQUE CENTRES PROPERTIES LIMITED (1)	10 years from 28/07/2011 until 27/07/2021 (2)	£15,000	28/07/2016
Ground	Retail	87.00 sq m (936 sq ft)	TAMMY DO (t/a Tammy's Nail Bar)	15 years from 14/06/2007 until 13/06/2022	£16,500	14/06/2017
First	Residential	Not Measured	1 ANGERSTEIN LIMITED	125 years from 29/09/1984 until 28/09/2109	£400 (3)	29/09/2034 & every 25 years (3)
Totals		170.28 sq m (1,832 sq ft)			£31,900	

(1) Cheque Centre was founded in 1996 and is one of the UK's leading alternative retail financial services companies with stores throughout Scotland, England, Wales and Northern Ireland. (Source: www.chequecentre.co.uk 07/04/2014)

(2) The lease provides a tenant's option to determine on the fifth anniversary of the term, subject to nine months' notice.

(3) The lease provides for the rent to increase by £200 at each review.

For further details please contact:

Gwen Thomas

Tel: +44 (0)20 7034 4857.

Email: gwen.thomas@acuitus.co.uk

Sandy Hamilton

Tel: +44 (0)20 7034 4861.

Email: sandy.hamilton@acuitus.co.uk

www.acuitus.co.uk

Solicitors:

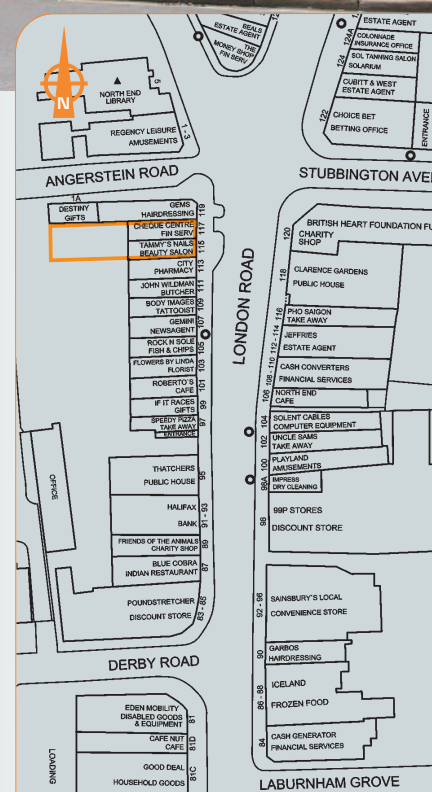
Ingram Winter Green LLP

Bedford House, 21A John Street, London WC1N 2BF.

Tel: +44 (0)20 7845 7408.

Email: michaelcompton@iwg.co.uk

Ref: Michael Compton.



Copyright and confidentiality Experian, 2013.
©Crown copyright and database rights 2013 Ordnance Survey 10007376.
For identification purposes only.