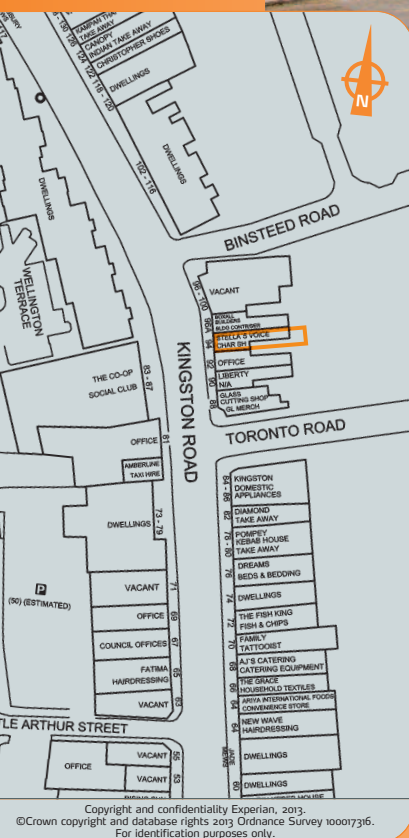


lot 55**94 Kingston Road
Portsmouth PO2 7PA****Rent
£5,250
per annum
exclusive****Virtual Freehold Retail Investment**

▪ Ground Floor let to New Hope Trust

▪ Located on busy road in densely populated inner suburb of the City of Portsmouth

**Location**

Miles: 18 miles west of Chichester
20 miles south-east of Southampton
75 miles south-west of London
Roads: M275, M27, A27, A3
Rail: Portsmouth and Southsea Rail
Air: Southampton International Airport

Situation

The property is situated on the eastern side of Kingston Road, close to its junctions with Binsteed Road and Toronto Road in the North End area of the city of Portsmouth. Kingston Road is one of the prime thoroughfares of this densely populated inner suburb and is home to many independent retailers.

Description

The property comprises a ground retail unit which forms part of a larger building.

Tenure

Virtual Freehold. Held from Flexi Holdings Inc for a term of 999 years from 1st January 2014 at a peppercorn rent.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	48.40 sq m (521 sq ft)	NEW HOPE TRUST (1)	3 years from 10/07/2013 (2)	£5,250	09/07/2016
Totals		48.40 sq m (521 sq ft)			£5,250	

(1) New Hope Trust is a registered charity which supports families, children and the elderly in the local community and in Moldova and Romania. (Source: www.charitycommission.co.uk 16/04/2014)

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

For further details please contact:

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