

lot 4

84 Above Bar Street
Southampton, Hampshire SO14 7DT

Rent
£96,500
per annum
exclusive

Freehold Building Society Investment

- Entirely let to Chelsea Building Society
- Includes self-contained residential flat on the second floor (sublet)

- City Centre location between West Quay Shopping Centre and Marlands Shopping Centre
- Nearby occupiers include Boots Opticians, BHS, Primark, TK Maxx and Pret A Manger



Location

Miles: 19 miles north-west of Portsmouth
23 miles south of Salisbury
Roads: A33, M3 (Junction 14), M27 (Junctions 3 & 4)
Rail: Southampton Central Station
Air: Southampton International Airport

Situation

The property is situated in a prominent location on the eastern side of Above Bar Street, Southampton's prime retailing thoroughfare. Marlands Shopping Centre is located diagonally opposite the property with West Quay Shopping Centre a very short walk away. Other nearby occupiers include Boots Opticians, Primark, BHS, Starbucks, Top Shop, WH Smith, JD Sports and Waterstones.

Description

The property comprises a ground floor building society with first floor ancillary accommodation. In addition, there is a self-contained residential flat on the second floor which has separate access from the rear.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore.
Tel: (0)20 7034 4858.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Building Society/Ancillary	171.86 sq m (1,850 sq ft)	CHELSEA BUILDING SOCIETY (1)	15 years from 25/06/2001 on a full repairing and insuring lease	£96,500	24/06/2016
First	Ancillary	54.53 sq m (587 sq ft)				
Second	Residential (sublet)	Understood to comprise 3 rooms, kitchen & bathroom				
Totals		226.39 sq m (2,437 sq ft)			£96,500	

(1) Chelsea Building Society is one of the largest building societies in the UK, following the merger with Yorkshire Building Society in April 2010. The organisation currently has assets with a combined value of over £33 billion. (Source: www.thechelsea.co.uk 15/01/15). We understand the tenant sublets the second floor flat on a 12 month AST from 4th December 2014 at £625 pcm (£7,500 pa).

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP **DENTONS**
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