lot 25

104A-106A East Street Southampton, Hampshire SO14 3HH

2,367.50 annum exclusive (with 1 retail unit to let) Freehold City Centre Retail and **Residential Investment**

- Parade of four retail units with self-contained residential flats let on AST's Affluent south-east city centre location
- All retail tenants are occupying under renewed leases
- East Street to undergo a significant redevelopment
- to include a new Morrisons Supermarket Nearby occupiers include Debenhams, Holland and Barrett, Greggs, Subway, NatWest,
- Ladbrokes and Lidl



- Miles: 75 miles south-west of London
 - 20 miles north-west of Portsmouth 12 miles south-west of Winchester
- Roads: M₃, M₂₇, A₃₄, A₃₆, A₂₇ Rail: Southampton Central Railway Station
- Air: Southampton International Airport

The property is situated on the southern side of East Street close to High Street in the City Centre. East Street is an established retail pitch which links West Quay and High Street to the west with Debenhams to the east. The East Street Shopping Centre is to be demolished and replaced with a new Morrisons Supermarket while East Street will be restored to an open pedestrian link between St Mary's and the City Centre.

Tenancy and accommodation

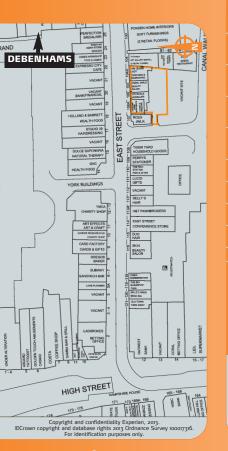
For further information, please see http://www.eaststreet.info/ index.html

The property comprises a parade of four retail units with four self-contained residential flats above accessed from the rear of the property. The property benefits from 10 car parking spaces to the rear.

Freehold.

VAT is applicable to this lot.

Six Week Completion



Jnit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
04A	Ground Basement 1 Car Parking Space	Retail/Ancillary Storage	57.60 sq m 63.17 sq m		THE GLASS LADY LIMITED	9 years and 23 days from 11/10/2011 (1)	£22,737.50	25/03/2016 (02/11/2020)
05	Ground Basement 1 Car Parking Space	Retail/Ancillary Storage	30.94 sq m 32.70 sq m		MR CANH LE (t/a Angel Nails)	8 years from 08/09/2012 (2)	£15,330	08/09/2015 (07/09/2020)
06	Ground Basement 1 Car Parking Space	Retail/Ancillary Storage	30.00 sq m 32.70 sq m	(382 sq ft) (352 sq ft)	VACANT (3)			
обА	Ground First 2 Car Parking Spaces	Retail Office	52.95 sq m 51.10 sq m		ANGLIAN WINDOWS LIMITED (4)	5 years from 29/09/2012 (5)	£24,000 (6)	(28/09/2017)
	First – Flat 1 1 Car Parking Space	Residential	2 Bedroom Flat		INDIVIDUAL	Under offer to commence on 19/05/2015 for 12 months	£6,78o (7)	
	First – Flat 2 1 Car Parking Space	Residential	2 Bedroom Flat 2 Bedroom Flat		INDIVIDUAL	Let on an AST from 24/04/2014	£8,220 (7)	(23/10/2015)
	First – Flat 3 1 Car Parking Space	Residential			INDIVIDUAL	Let on an AST from 15/02/2009	£6,300 (7)	Holding Over
	First – Flat 4 1 Car Parking Space	Residential	2 Bedroom	Flat	INDIVIDUAL	Let on an AST from 07/04/2015	£9,000 (7)	(07/02/2016)
Fotals 3			51.16 sq m (3,839 sq ft)				£92,367.50	p.a.x.
 The business has been in occupation since 2003. The business has been in occupation since 2006. The property is currently being marketed by Myddleton & Major quoting a rent of £15,750 p.a. 								

(3) The property is currently being marketed by Myddleton & Major quoting a rent of £15,750 p.a.
(4) For the year ending 2g/o3/2ola, Anglian Windows Limited reported a turnover of £229,154,000, pre-tax profits of £10,739,000 and a total net worth of £65,477,000. (Source: www.riskdisk.com 3/03/2015)
(5) The business has been in occupation since 2005.
(6) The tenant has not exercised the option to break on 2gth September 2015 and will therefore benefit from a rent free period from 2gth September 2015 to 28th December 2015. The selfer has agreed to adjust the completion monies to cover the loss of rent during this period.
(7) The rent for the residential flats has been annualised.

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