

10 The Hundred Romsey, Hampshire, SO51 8BW

lot 5

Freehold Retail Investment

- Let to Superdrug Stores until 2023 (no breaks)
- Tenant in occupation for over 30 years
- Potential to convert self-contained upper floors to residential (subject to lease and consents)
- Prime location in an affluent Hampshire market town
- Nearby occupiers include Boots the Chemist, Barclays Bank, New Look and Co-Operative Food

Rent
£72,500
per annum
exclusive



Location

Miles: 8 miles north-west of Southampton
10 miles south-west of Winchester
Roads: A36, M3, M27
Rail: Romsey Railway Station
Air: Southampton Airport

Situation

Romsey is an affluent and attractive Hampshire market town on the edge of the New Forest, located 8 miles north-west of Southampton and 10 miles south-west of Winchester. The property is situated in a prime and busy position on the north side of The Hundred at its junction with Corn Market. Nearby occupiers include Boots the Chemist, Clarks, Barclays Bank, New Look, Aldi, Waitrose and Co-Operative Food.

Description

The property comprises ground floor retail accommodation with self-contained ancillary accommodation on the first and second floors, accessed from a side yard. The first and second floors, which we understand are not currently used by the tenant, have potential to be converted to residential use (subject to the necessary consents). The property benefits from car parking to the rear for approximately six cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Review |
|---------------|------------------|----------------------------------|---------------------------------|-----------------------------------------------------------------|----------------|------------|
| Ground | Retail/Ancillary | 439.33 sq m (4,729 sq ft) | SUPERDRUG STORES PLC (1) | 10 years from 04/07/2013 on a full repairing and insuring lease | £72,500 | 04/07/2018 |
| First | Ancillary | 80.64 sq m (868 sq ft) | | | | |
| Second | Ancillary | 65.31 sq m (703 sq ft) | | | | |
| Totals | | 585.28 sq m (6,300 sq ft) | | | £72,500 | |

(1) For the year ending 28/12/2013, Superdrug Stores plc reported a turnover of £1,010,212,000, pre-tax profits of £28,982,000 and a total net worth of £122,235,000. (Source: www.riskdisk.com 23/04/2015)

For further details please contact:

David Margolis
Tel: +44 (0)20 7034 4862.
Email: david.margolis@acuitus.co.uk
Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

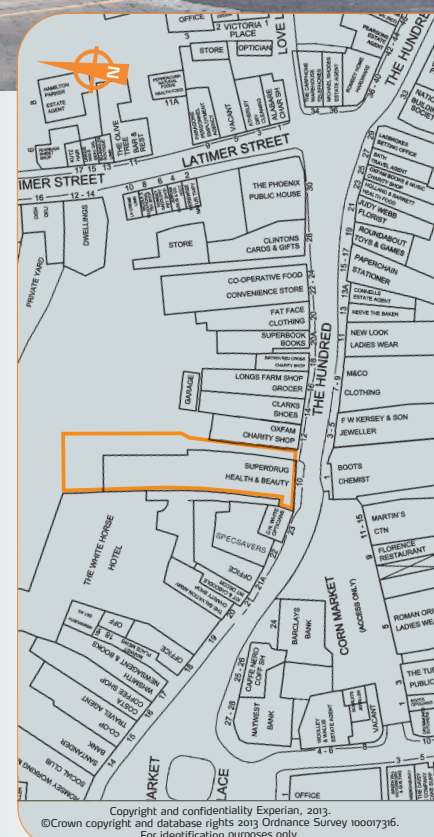
Buyer's Legal Title Report

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details



Seller's Solicitors:

Druces LLP
Salisbury House, London Wall, London EC2M 5PS.
Tel: +44 (0)20 7638 9271.
Email: k.chapman@druces.com
Ref: Karen Chapman.



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