

## 127/128 High Street Newport, Isle of Wight PO30 1TP

lot 26

### Freehold Retail Investment

- Entirely let to Superdrug Stores plc
- Tenant in occupation since at least 1984
- Prime High Street Location
- Nearby occupiers include Boots the Chemist, Waterstones, Clintons, Monsoon and Marks & Spencer

Rent  
**£77,000**  
per annum  
exclusive



On Behalf of Trustees of  
a Major Pension Fund

### Location

Miles: 5 miles south of Cowes  
7 miles south-west of Ryde  
15 miles south-west of Portsmouth  
Roads: A3054, A3, M275, M27  
Rail: Ryde Esplanade, Ryde St John's Road  
Air: Gatwick International Airport, Southampton Airport

### Situation

Newport, a historic market town, is the principal commercial and administrative centre for the Isle of Wight and draws from the entire island for its catchment. The island has a population of approximately 140,000 people which is substantially increased by the approximate 2.5 million tourists who visit the island annually.

The property is situated in a prominent location on the High Street within Newport town centre. Nearby occupiers include Boots the Chemist (adjacent), Waterstones, Clintons, Monsoon and Marks & Spencer with H Samuel and Laura Ashley opposite.

### Description

The property, a Grade II listed building, comprises retail and ancillary accommodation on the ground floor with additional ancillary accommodation on the first and second floors.

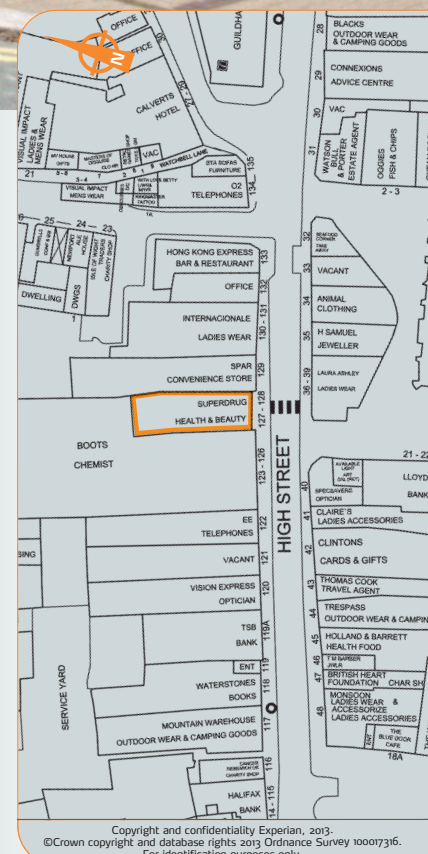
### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion



### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	236.50 sq m (2,544 sq ft)	<b>SUPERDRUG STORES PLC (1)</b>	10 years from 02/12/2009 on a full repairing and insuring lease	<b>£77,000</b>	02/12/2014
First	Ancillary	204.70 sq m (2,202 sq ft)				
Second	Ancillary	22.30 sq m (240 sq ft)				
<b>Totals</b>		<b>463.50 sq m (4,986 sq ft)</b>			<b>£77,000</b>	

(1) For the year ending 28th December 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 03/06/2015)  
NB. The second floor is not currently being used by the tenant.

### For further details please contact:

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### Buyer's Legal Report Service

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### Seller's Solicitors:

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