

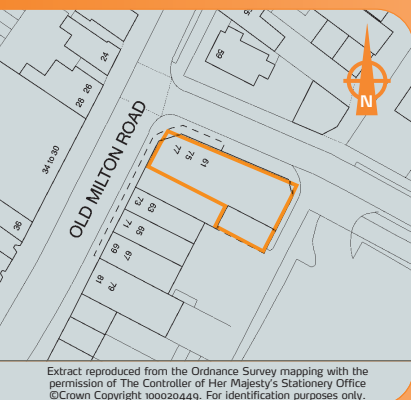
lot 55

## 61 Old Milton Road New Milton, Hampshire BH25 6DN

Rent  
**£42,500**  
per annum  
exclusive

### Virtual Freehold Retail Investment

- Let to One Stop Convenience Stores Limited (t/a Tesco Express) until 2022
- Prominent corner position close to town centre and residential area
- Affluent town immediately south of the New Forest National Park



### Location

Miles: 19 miles south-west of Southampton  
11 miles east of Bournemouth  
28 miles south of Salisbury  
Roads: A337, A35, A338  
Rail: New Milton Railway Station  
Air: Southampton Airport

### Situation

New Milton is an affluent town immediately south of the edge of the New Forest National Park. The property is situated in a prominent corner location on the eastern side of Old Milton Road, at its junction with Crossmead Avenue in a predominantly residential area. The property benefits from a public car park to the rear of the property and on-street parking at the front.

### Description

The property comprises ground floor retail accommodation forming part of a larger building.

### Tenure

Virtual Freehold. Held for a term of 999 years from January 2016.

### VAT

VAT is not applicable to this lot.

### Six week Completion

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	318.30 sq m (3,426 sq ft)	<b>ONE STOP CONVENIENCE STORES LIMITED</b> (t/a Tesco Express) (1)	20 years from 24/06/2002 on a full repairing and insuring lease	£42,500	24/06/2017 (23/06/2022)
<b>Totals</b>		<b>318.30 sq m (3,426 sq ft)</b>			<b>£42,500</b>	

(1) For the year ending 22nd February 2014, One Stop Convenience Stores Limited reported a total net worth of £49,906,000. (Source: www.riskdisk.com 04/11/2015). One Stop Convenience Stores Limited is a subsidiary of Tesco plc, one of the world's largest retailers with over 500,000 employees worldwide and over 3,500 UK stores (www.tescopl.com).

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