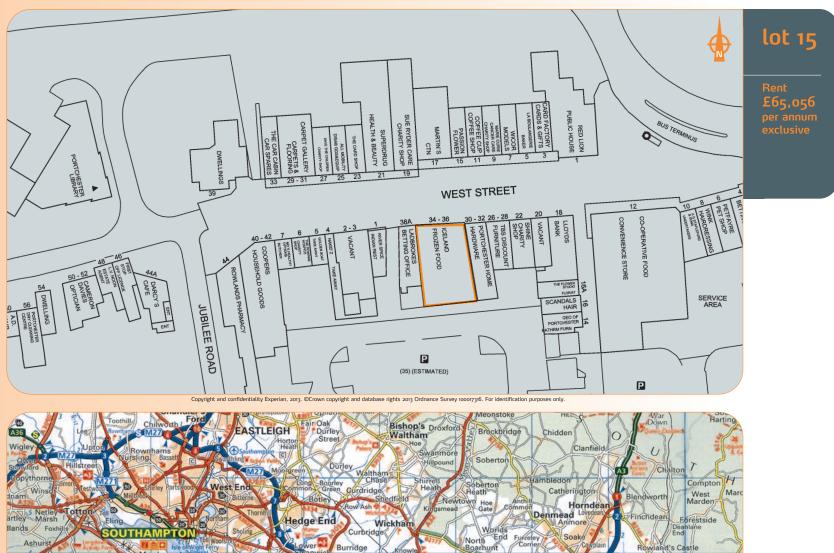






page 28



Location

Lyndhurst

PAR

 Miles:
 5 miles west of Portsmouth

 14 miles east of Southampton

 Roads:
 A27, M27

 Rail:
 Portchester Railway Station

 Air:
 Southampton International Airport

Tenancy and accommodation

ulieu Road

Beaulieu

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Situatio

The property occupies a prominent position on the south side of the pedestrianised West Street. Nearby occupiers include Co-operative Supermarket, Superdrug, Ladbrokes and branches of Lloyds and NatWest banks.

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Lee-on-the-Solent

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The property comprises a ground floor supermarket with ancillary accommodation on part of the first floor and a martial arts club (sublet) on part of the first floor. In addition the property benefits from rear loading access, as well as a public car park to the rear.

WATERLOOVILLE

Freehold.

VAT

VAT is applicable to this lot.

Portcheste

GOSPORT

Six Week Completion

	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
	Ground First	Supermarket/Ancillary Ancillary (Part Sublet)		(7.568 sq ft) (4,646 sq ft)	ICELAND FOODS LIMITED (1)	25 years from 28/02/2005 on a full repairing and insuring lease	£65,056 rising to £73,605 in Feb 2020 and to £83,277 in Feb 2025	
	Totals		1,134.00 sq m	(12,214 sq ft)			£65,056	
(1) For the year ending 27th March 2015, Iceland Foods Limited reported a turnover of £2,682,021,000, pre-tax profits of £58,794,000 and a total net worth of £700,630,000, (Source: Experime Group 15/02/2016). We understand that part of the first floor has been subjet to a tenant trading as Castle Martial Arts on a								

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sublease expiring in March 2016.

Buyer's Legal Report Service Dentons UKMEA LLP Contact: Greg Rigby. Tel: +44 (o)207 320 3968. Email: greg.rigby@dentons.com See: www.acuitus.co.uk for further details Associate Auctioneers: Lewis & Partners LLP 15:19 Cavendish Place, London, WiG oQE. Tel: +44 (0)20 7580 4333 Email: stephenraingold@lewisandpartners.com Ref: Stephen Raingold Seller's Solicitors: Wallace LLP One Portland Place, London, WiB iPN. Tel: +44 (o)20 7636 4422 Email: simon.edwards@wallace.co.uk Ref: Simon Edwards

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