

# 100 Above Bar Street Southampton SO14 7DT

lot 34

## Freehold Retail Investment

- Prominent position on Southampton's prime retailing thoroughfare
- Important outstanding 2015 upward only rent review
- Located diagonally opposite the Marlands Shopping Centre
- Nearby occupiers include Burger King, Lloyds Bank, Boots Opticians and Starbucks

Rent  
£42,500  
per annum  
exclusive



### Location

Miles: 19 miles north-west of Portsmouth  
23 miles south of Salisbury  
Roads: A33, M3 (Junction 14), M27 (Junctions 3 & 4)  
Rail: Southampton Central Station  
Air: Southampton International Airport

### Situation

The property is situated in a prominent location on the eastern side of Above Bar Street, Southampton's prime retailing thoroughfare. Marlands Shopping Centre is located diagonally opposite the property and houses retailers including Poundland, Shoe Zone and The Disney Store with West Quay Shopping Centre also a very short walk away. Other nearby occupiers include Burger King, Lloyds Bank, Boots Opticians and Starbucks.

### Description

The property comprises a ground floor retail unit with ancillary accommodation on first, second and third floors. The property benefits from a loading bay to the rear of the property.

### 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/(Reversion)
Ground	Retail	97.64 sq m (1,051 sq ft)	<b>SHUROPODY LIMITED (1)</b>	10 years from 29/09/2010 on a full repairing and insuring lease	£42,500	29/09/2015 (2) (28/09/2020)
First	Retail/Ancillary	99.48 sq m (1,071 sq ft)				
Second	Ancillary	46.45 sq m (500 sq ft)				
Third	Ancillary	38.83 sq m (418 sq ft)				
<b>Total</b>		<b>282.40 sq m (3,040 sq ft)</b>			<b>£42,500</b>	

(1) Shuropody is the UK's largest private provider of chiropody and podiatry, offering 150 clinics nationwide serving more than 250,000 patients each year. (Source: www.shuropody.com/about-our-company.html 09/06/2016)

(2) The 2015 upwards only rent review is outstanding.

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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See: [www.acutus.co.uk](http://www.acutus.co.uk) for further details

### Seller's Solicitors:

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