

lot 89

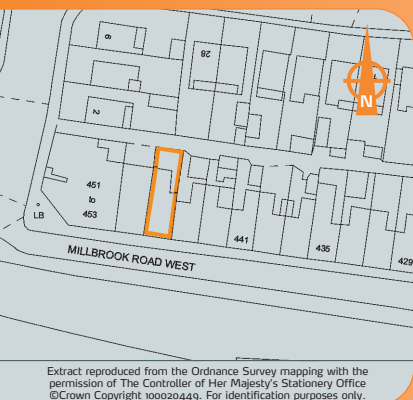
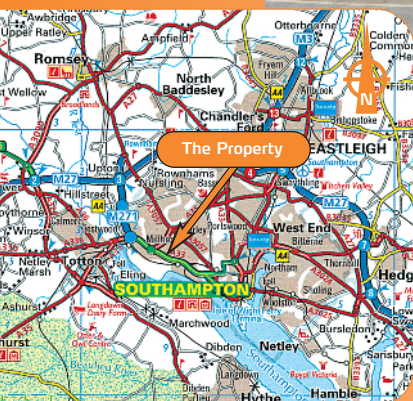
## 447 Millbrook Road West Southampton, Hampshire SO15 0HX

Rent  
£14,000 per  
annum  
exclusive

### Freehold Convenience Store Investment

- Let to T&S Stores Limited (part of Tesco Plc) until 2024
- Located on busy Millbrook Road West (A33)

- 2 miles west of Southampton city centre



### Location

Miles: 14 miles south-west of Winchester  
20 miles north-west of Portsmouth  
77 miles south-west of London  
Roads: A33, M3, M27  
Rail: Millbrook Rail  
Air: Southampton International Airport

### Situation

The property is situated 2 miles west of Southampton city centre and forms part of a retail parade fronting the busy Millbrook Road West (A33). Nearby occupiers include Ladbroke's and Halfords, along with a number of independent retailers.

### Description

The property comprises a ground floor convenience store with a self-contained maisonette on upper floors, accessed from the rear. The property forms part of a larger building occupied by the tenant, the remainder of which does not form part of the demise for sale.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Tenancy and accommodation

Floor	Use	Dimensions	Tenant	Term	Rent p.a.x.	Review
Ground	Convenience Store	Gross Frontage 6.15 m (20' 2") Net Frontage 5.10 m (16' 9") Shop Depth 14.90 m (48' 10") Built Depth 15.30 m (50' 3")	<b>T &amp; S STORES LIMITED (1)</b> <b>(t/a One Stop) (2)</b>	25 years from 26/03/1999 until 25/03/2024	£14,000	26/03/2019
First/Second	Residential	Not Measured				
<b>Total</b>					<b>£14,000</b>	

(1) For the year ending 28th February 2015, T & S Stores Limited reported a total net worth of £573,589,000. (Source: Experian Group 09/06/2016) T & S Stores Limited is a subsidiary of Tesco Plc. Tesco is one of the world's largest retailers, with over 6,902 shops around the world and 476,000 employees. (Source: www.tescopl.com 09/06/2016)

(2) One Stop is a retail convenience business with over 700 shops employing over 10,000 people. (Source: www.onestop.co.uk 09/06/2016)

### For further details please contact:

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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
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Email: greg.rigby@dentons.com  
See: **www.acuitus.co.uk** for further details



### Seller's Solicitors:

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