

lot 15

Guy Salmon Land Rover Showroom, Compass Road Port Solent, Portsmouth PO6 4SJ

Rent
£206,400 per
annum
exclusive

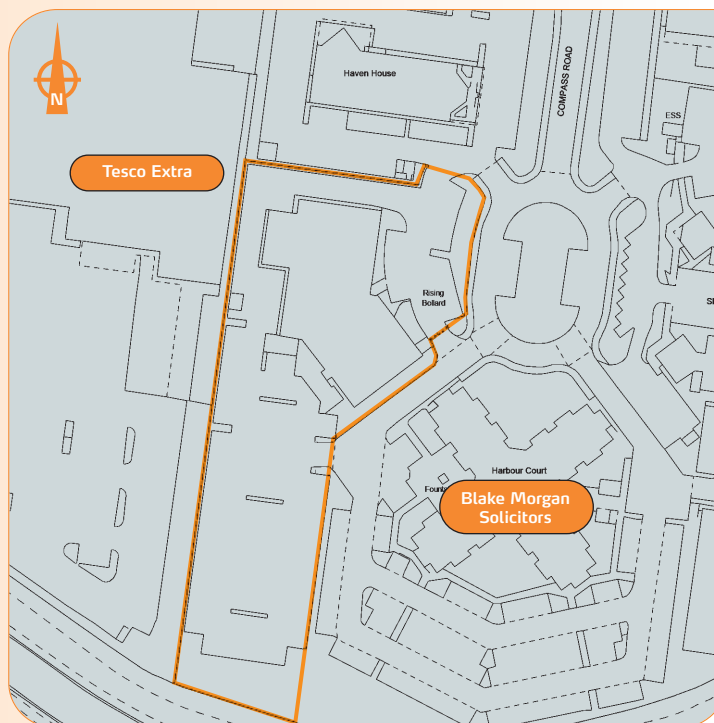
Freehold Car Showroom Investment

- Let to William Jacks Limited (Part of the Sytner Group) t/a Guy Salmon Land Rover
- Approximately 0.60 hectares (1.48 acres) with 24% site coverage
- Forecourt car parking for 100+ cars
- 2015 rent review to be settled
- Neighbouring occupiers include Tesco Extra, Blake Morgan LLP, Portsmouth Marriott Hotel, Premier Inn and Ford, KIA and Honda



On behalf of a Major Fund





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Location

Miles: 16 miles south-east of Southampton
14 miles west of Chichester
Roads: A3, A27, M27
Rail: Cosham Railway Station
Air: Southampton Airport

Situation

Port Solent is an affluent mixed use district centred around a significant marina and situated some 4 miles north of Portsmouth City Centre and adjacent to the busy M27. The property is situated in a busy commercial area on the south side of Compass Road close to its junction with Binnacle Way. Neighbouring occupiers include Tesco Extra, Portsmouth Marriott Hotel, Premier Inn and Ford, Kia and Honda car dealerships.

Description

The property, a modern car showroom on the ground floor with office accommodation on first floor, comprises a site area of approximately 0.60 hectares (1.48 acres), benefiting from a low site density of approximately 24% with forecourt parking for approximately 127 cars.

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	Showroom	1,176.00 sq m (12,667 sq ft)	WILLIAM JACKS PLC (t/a Guy Salmon Land Rover) (1)	20 years from 25/09/2000 on a full repairing and insuring lease	£206,400	24/09/2015 (24/09/2020)
First	Office/Ancillary	251.00 sq m (2,703 sq ft)				
Totals		1,427.00 sq m (15,370 sq ft)			£206,400	

(1) William Jacks Limited were incorporated in 1926 and were purchased by Sytner Group in 2005. Sytner Group represents 20 of the world's most desirable car manufacturers in over 100 dealerships across the UK (Source: www.sytner.co.uk). For the year ending 31st December 2014, Sytner Group Limited reported a turnover of £3,665,451,000, pre-tax profits of £81,393,000 and a total net worth of £87,057,000. (Source: www.riskdisk.com 09/09/2016).

For further details please contact:
John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk
Alec Linfield
Tel: +44 (0)20 7034 4860.
Email: alec.linfield@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service
Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Seller's Solicitors:
Gowling WLG
Two Snowhill
Birmingham B4 6WR
Tel: +44 (0)121 393 0816
Email: gemma.baker@gowlingwg.com
Ref: Gemma Baker