Coffee#1

ABOVE BAR STREET

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90 Above Bar Street Southampton, Hampshire SO14 7DT

Freehold Retail and Residential Investment

- Let on a new 20 year lease to Coffee#1 Limited
- Prominent position on Southampton's prime retailing thoroughfare
- Located diagonally opposite the Marlands Shopping Centre
- Nearby occupiers include Burger King, Lloyds Bank, Boots Opticians and Starbucks

Rent £42,500 per annum exclusive

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lot 51



Miles: 19 miles north-west of Portsmouth 23 miles south of Salisbury

- Roads: A33, M3 (Junction 14), M27 (Junctions 3 & 4)
- Southampton Central Station Southampton International Airport Rail:

Air:

Tenancy and accommodation

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 short walk away. Other nearby occupiers include Burger King, Lloyds Bank, Boots Opticians and Starbucks.

The property comprises a ground floor retail unit with self-contained residential flats on the first and second floors which have been let on a long lease.

Тепш Freehold.

VAT is applicable to this lot.

Term

LLOYDS BANK

Floor Use Floor Areas (Approx) Tenant

Ground	Retail	160.76 sq m (1,730 sq ft)	COFFEE#1 LIMITED (1)	20 years from 14/07/2016 (2)	£42,500	14/07/2021 and five yearly (13/07/2036)
First & Second	Residential	Not Measured		150 year lease from completion	Peppercorn	(2166)
Total Commercial Area		160.76 sq m (1,730 sq ft)			£42,500	

(1) For the year ending September 2015, Coffee#1 Limited reported a turnover of £17,875,458, pre-tax profits of £1,661,263 and a total net worth of £3,702,535. (Source: Experian Group 12/09/2016) Coffee#1 first opened in 2001 and they now have 50 coffee shops (Source: coffee.co.uk 19/09/2016).

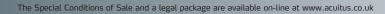
(2) The lease provides a tenant option to determine on 13/07/2026 and 13/07/2032.

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Rent p.a.x. Review/(Reversion)



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