

lot 53

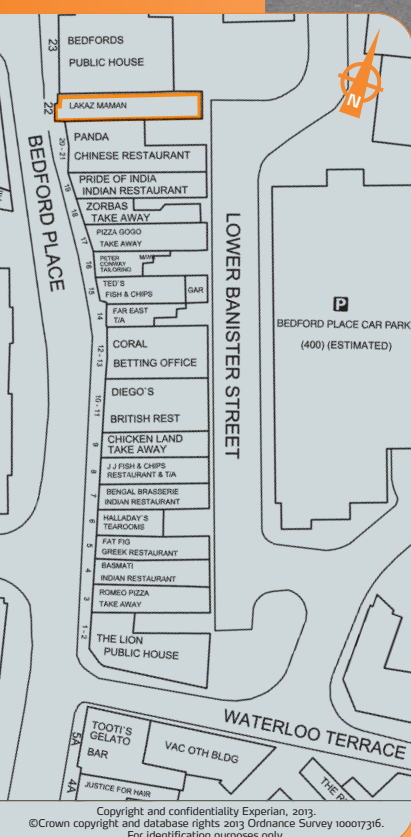
22 Bedford Place Southampton, Hampshire SO15 2DB

Rent
£17,000 per
annum
exclusive

Freehold Retail/Restaurant Investment

- Retail unit let until 2030 (subject to option)
- City Centre location close to Royal South Hants Hospital and Southampton Crown Court

- Nearby occupiers include Sainsbury's Local and Coral along with a large number of bars and restaurants



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 on the east side of Bedford Place close to its junction with Henstead Place in Southampton City Centre. The 400 space Bedford Place car park is to the rear of the property and nearby occupiers include Sainsbury's Local and Coral along with a large number of bars and restaurants. Royal South Hants Hospital and Southampton Crown Court are also close by.

Description

The property comprises a ground floor retail/restaurant unit with basement ancillary accommodation and a self-contained residential flat on the first and second floors, let on a long lease. The property benefits from rear access off Lower Banister Street.

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.	Reviews
Ground	Retail/Restaurant	82.23 sq m (885 sq ft)	HEMMA LIMITED (t/a Lakaz Maman) (1)	15 years from 03/07/2015 until 02/07/2030 on a full repairing lease (2)	£17,000	03/07/2020 and 03/07/2025
Basement	Ancillary	23.53 sq m (253 sq ft)				
First & Second	Residential	Not Measured	Individual	999 years from 01/01/2006		31/12/3004
Total Approximate Commercial Floor Area		105.76 sq m (1,138 sq ft)			£17,000	

(1) Lakaz Maman is a Mauritian Street Food Kitchen run by Shelina Permalloo, the winner of BBC's MasterChef 2012. (Source: <http://www.lakazmaman.com> 14/09/2016)

(2) The lease provides for tenant options to determine the lease on 3rd July 2020 and 3rd July 2025.

For further details please contact:

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