

# Lot 10

£128,260.08 per annum exclusive

## De Lunn Buildings, Jewry Street, Winchester, Hampshire SO23 8SA

Freehold Retail and Residential Investment



## Key Details

- In the same ownership for over 100 years
- Five shops with seven residential units above
- Unbroken Parade
- Asset Management Opportunities
- VAT-free Investment
- Substantial Property in Affluent and Historic Tourist City

## On Behalf of a Charity



## Location

**Miles:** 12 miles north of Southampton  
17 miles south of Basingstoke  
**Roads:** A31, A34, A303, M3 (Junctions 9-11)  
**Rail:** Winchester Railway Station  
**Air:** Southampton Airport

## Situation

The property is located on the eastern side of Jewry Street, which connects with St. George's Street to the south, and close to High Street, Winchester's principal retailing thoroughfare. Other occupiers on Jewry Street include Loch Fyne, Brasserie Blanc, Wagamama, Prezzo, JD Wetherspoon and Multiyork Furniture. Other retailers represented in Winchester City Centre include Marks & Spencer, Primark, Jack Wills, Joules, Cath Kidston, LK Bennett and Russell & Bromley. The subject property is located opposite the Public Library and Theatre Royal Winchester.

## Description

The property comprises an unbroken parade of five ground floor shops with seven residential units on the first and second floors, four of which are separately accessed from the rear.

## Tenure

Freehold.

## VAT

VAT is not applicable to this lot.

## Six Week Completion

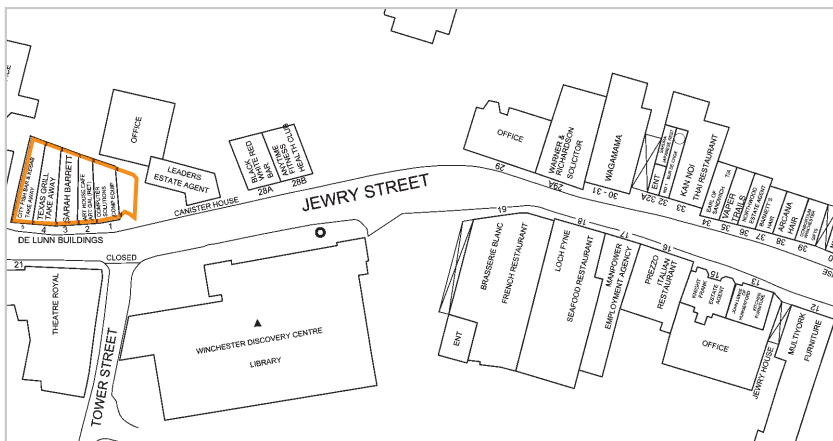
## Tenancy and accommodation

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Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
1	Ground Basement	Retail/Ancillary Ancillary	40.17 sq m 27.00 sq m	(432 sq ft) (291 sq ft)	COMPUTER SOLUTIONS (WINCHESTER) LIMITED with a guarantee from J. Dickens (t/a Computer Solutions)	10 years from 29/09/2011	£14,220	29/09/2016 (outstanding) (28/09/2021)
Flat 1A	First	Residential (Two room flat)	-	(-)	TWO INDIVIDUALS	AST for 1 year from 05/08/2016 at £750 pcm	£9,000 (1)	(04/08/2017)
Flat 1B	Second	Residential (Two room flat)	-	(-)	AN INDIVIDUAL	AST for 1 year from 06/06/2016 at £750 pcm	£9,000 (1)	(05/06/2017)
2	Ground Basement	Retail/Ancillary Ancillary	32.05 sq m (2) 29.00 sq m (2)	(345 sq ft) (2) (312 sq ft) (2)	THE CABINET ROOMS COLLECTION LIMITED (3)	10 years from 29/09/2011	£15,100	(28/09/2021)
Flat 2A	First	Residential (Two room flat)	-	(-)	TWO INDIVIDUALS	AST for 1 year from 30/08/2016 at £659.10 pcm	£7,909.20 (1)	(29/08/2017)
Flat 2B	Second	Residential (Two room flat)	-	(-)	AN INDIVIDUAL	AST for 1 year from 02/09/2016 at £669.24 pcm	£8,030.88 (1)	(01/09/2017)
3	Ground Basement First/Second	Retail/Ancillary Ancillary Residential (Three room former maisonette)	40.84 sq m 40.25 sq m -	(440 sq ft) (433 sq ft) (-)	S. BARRETT AND J. PARNELL (t/a Sarah Barrett Hairdresser) (4)	10 years from 03/03/2016 (5)	£25,000	03/03/2021 (02/03/2026) (5)
4	Ground Basement First/Second	Retail/Ancillary Ancillary Residential (Four room maisonette)	46.03 sq m 23.57 sq m -	(495 sq ft) (254 sq ft) (-)	C. RAI (t/a Texas Grill)	10 years from 29/09/2011	£20,000	(28/09/2021)
5	Ground Basement First/Second	Retail/Ancillary Ancillary (not currently used) Residential (Three room maisonette)	57.23 sq m 26.40 sq m -	(616 sq ft) (284 sq ft) (-)	L. GURTEKIN (t/a City Fish Bar)	10 years from 29/09/2011	£20,000	(28/09/2021)
<b>Total Commercial Area</b>			<b>362.54 sq m</b>	<b>(3,902 sq ft)</b>			<b>£128,260.08 (1)</b>	

- (1) Annual equivalent rents.
- (2) Not inspected by Acuitus. Areas taken from www.gov.uk
- (3) www.cabinetrooms.com A rent deposit of £3,745.51 is held by the Vendor.
- (4) A 3 month rent deposit is held by the Vendor.
- (5) The lease is subject to a tenant only break option on 03/03/2021 subject to six months' prior written notice.



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