

# Lot 22

£33,000 per annum  
exclusive

## 127 High Street, Gosport, Hampshire PO12 1DU Freehold Retail Investment



### Key Details

- Let to Mackays Stores Limited (t/a M&Co) on a new 10 year lease (1)
- Prominent pedestrianised town centre location
- VAT-free Investment
- Adjacent to Santander and opposite HSBC and Lloyds Bank
- M&Co in occupation since 1982

### On the Instructions of



### Location

**Miles:** 3 miles west of Portsmouth  
15 miles south of Southampton  
82 miles south of London

**Roads:** A3(M), M27, A32

**Rail:** Portsmouth Harbour Railway Station

**Air:** Southampton Airport

### Situation

Gosport is located on the Hampshire south coast, 3 miles west of Portsmouth and 15 miles south of Southampton. The Gosport ferry provides quick access to the Portsmouth Harbour Railway Station (regular services to London Waterloo). The property is located in Gosport town centre on the pedestrianised High Street, close to its junction with South Cross Street. There are a number of public car parks close by. Occupiers nearby include Santander (adjacent), HSBC, Lloyds (opposite), Costa, Ladbrokes, Holland & Barrett and Specsavers.

### Description

The property comprises a ground floor shop together with rear storage. The rear first floor comprises staff and storage accommodation. The first floor front is void and is not currently used. The property benefits from a rear yard accessed via South Cross Street.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail & Ancillary	462 sq m (4,973 sq ft)	MACKAYS STORES LIMITED t/a M&Co (2)	10 years from completion on a full repairing and insuring lease subject to a schedule of condition (1)	£33,000	2023
First rear	Ancillary	31 sq m (333 sq ft)				
First front	Void					
<b>Total</b>		<b>493 sq m (5,306 sq ft)</b>			<b>£33,000</b>	

(1) Tenant's option to determine in the fifth year.

(2) For the year ended 24th February 2017, Mackays Stores Limited reported a turnover of £165,611,000, pre-tax profits of £1,100,000 and a total net worth of £36,441,000 (Source: Experian Group 12/06/2018). Mackays Stores Limited is one of the largest privately-owned fashion retailers in the UK. Since inception in the 1960s, M&Co now trades from over 300 stores nationwide with a further 22 stores overseas.



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