

17 The Marsh, Hythe,
Southampton, Hampshire SO45 6ZB

Freehold Bank Investment

Lot 28

£42,079 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Banking Hall	123.53 sq m (1,330 sq ft)	HSBC	15 years from	£42,079	Annual RPI linked uplifts rising to a minimum of: 04/06/2019 £43,130.98 pa 04/06/2020 £44,209.25 pa 04/06/2021 £45,314.48 pa 04/06/2022 £46,447.34 pa (2)
First	Ancillary	28.97 sq m (312 sq ft)	BANK PLC (1)	04/06/2008 until 03/06/2023 on a full repairing and insuring lease		
Total		152.50 sq m (1,642 sq ft)			£42,079	

(1) For the year ending 31st December 2017, HSBC Bank plc did not report a turnover, but reported a pre-tax profit of £2.37bn, shareholders' funds of £44.049bn and a net worth of £38.113bn (Source: Experian Group 10/08/2018). HSBC is one of the world's largest banking and financial services organisations - further information can be found at www.hsbc.com
(2) The lease provides annual RPI linked uplifts capped and collared to a minimum of 2.5% and maximum of 5.5%. The lease provides a tenant's option to renew the lease for a further 15 years.
NB: Not measured by Acuitus. Areas taken from the VOA at www.voa.gov.uk

Key Details

- Entirely let to HSBC Bank Plc until 2023 (no breaks)
- Town centre corner building with development potential (subject to consents)
- Annual Rent Reviews linked to RPI rising to a minimum of £46,447.34 pa in June 2022
- Nearby occupiers include Waitrose, Thomas Cook, Subway and NatWest
- VAT-free Investment

On the Instructions of a Charitable Foundation

Location

Miles: 3 miles south of Southampton
28 miles north-east of Bournemouth
Roads: M27, M3
Rail: Totton Rail
Air: Southampton International Airport

Situation

Hythe is a waterfront town located between the New Forest National Park and Southampton Water, with a ferry service connecting it directly to Southampton. The property is situated on The Marsh, which runs parallel to the pedestrianised High Street. Nearby occupiers include a Waitrose supermarket, Thomas Cook, Subway, NatWest and Domino's Pizza.

Description

The property is a two storey corner building comprising a ground floor banking hall and first floor ancillary accommodation. There are two external storage rooms and two car parking spaces to the rear.

Tenure

Freehold.

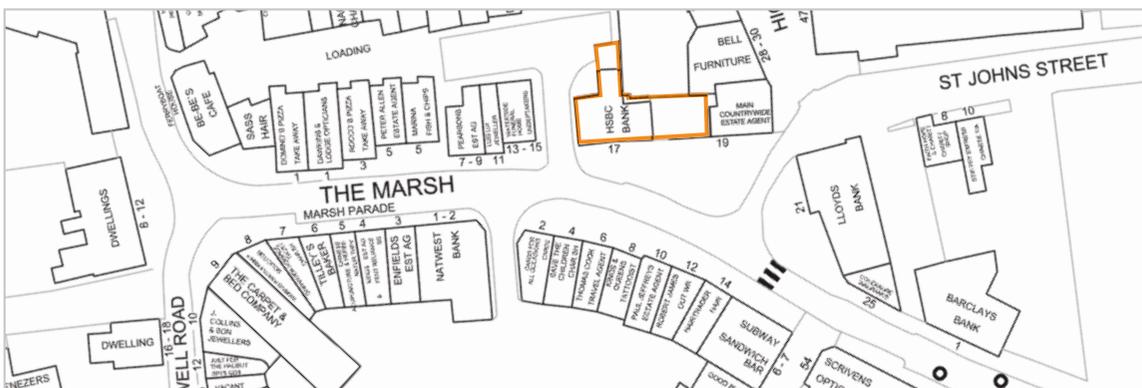
VAT

VAT is not applicable to this lot.

Viewings

A block viewing will be held for this property. Please refer to the website for the scheduled date and time.

Six Week Completion Available



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