

60 High Street,
Andover, Hampshire SP10 1NG
 Freehold Retail and Residential Investment

Lot 44

£42,600 per annum
 exclusive (2)



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	142.64 sq m (1,535 sq ft)	BLUE CROSS (1)	10 years from 23/08/2010 until 22/08/2020 with a full repairing and insuring reversionary lease until 2025 (2)	£33,000 (2)	23/08/2020 (22/08/2025)
First	Residential	3 Bedroom Flat	INDIVIDUAL	Let on an Assured Shorthold Tenancy	£9,600	
Total Commercial Floor Area		142.64 sq m (1,535 sq ft)			£42,600	

(1) Blue Cross is a registered animal welfare charity, which was incorporated in England and Wales under company number 00363197 in 1940 and for the year ending 31st December 2017, reported pre-tax profits of £4,961,000 and a total net worth of £65,604,000 (Source: Experian Group 15/04/2019). Blue Cross has been helping sick animals since 1897 and currently operates 54 charity shops, 34 rehoming locations and 16 pet care clinics including 5 mobile vet clinics in London (Source: www.bluecross.org.uk).

(2) Under the terms of the reversionary lease, the tenant will benefit from a rent free period of 1 year from 23rd August 2020. On completion of the sale, the Seller will pay the Buyer the rent that would have been due in the absence of the rent free period.

Key Details

- Let to Blue Cross on a reversionary lease until 2025 (no breaks)
- Blue Cross incorporated in 1940, pre-tax profits of £4.196m and a net worth of £65.6m
- Includes 3 bedroom flat let on an AST
- 50 metres from the Chantry Shopping Centre whose occupiers include Waitrose, Waterstones, The Body Shop, Pandora and Boots the Chemist
- Other neighbouring occupiers include Clarks Shoes, Dorothy Perkins, Costa Coffee and Topshop

Location

Miles: 14 miles north-west of Winchester
 29 miles north of Southampton
 36 miles south-west of Reading

Roads: A34, A303, A3057, M4
Rail: Andover Railway Station
Air: Southampton Airport

Situation

The property is prominently situated in the heart of the town centre on the east side of the pedestrianised High Street, 50 metres from the Chantry Shopping Centre whose occupiers include Waitrose, Waterstones, The Body Shop, Pandora and Boots the Chemist. Other neighbouring occupiers include Clarks Shoes, Dorothy Perkins, Costa Coffee and Topshop.

Description

The property comprises ground floor retail accommodation and a self-contained 3 bedroom flat on the first floor which is accessed from the rear via Black Swan Yard. The property may be suitable for further residential development, subject to consents, by adding an additional floor and building on the large yard/car park at the rear.

Tenure

Freehold.

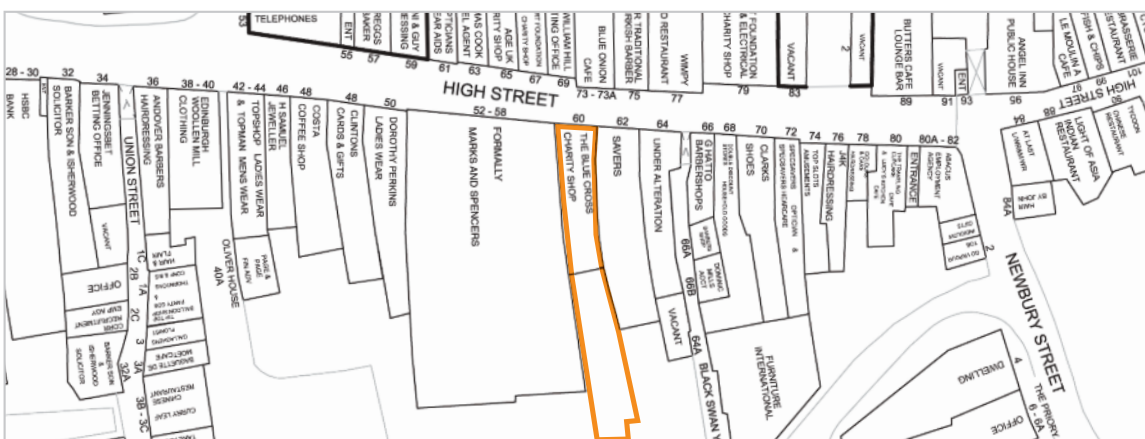
VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band C. See legal pack at acuitus.co.uk



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