

Lot 2

£19,500 Per Annum
Exclusive

Unit 1, 21 West Street, Portchester, Nr Fareham, Hampshire PO16 9XB

Retail Investment



Key Details

- Let to Sue Ryder on a renewed lease until 2025 (no breaks)
- Prime pedestrianised location
- July 2020 Tenant Break Option NOT exercised
- Neighbouring occupiers include Co-Op Supermarket, Marie Curie, Iceland Foods and Betfred

Location

Miles: 8 miles north of Portsmouth
15 miles east of Southampton

Roads: A27, M27, A3(M)

Rail: Portchester Station

Air: Southampton Airport

Situation

The property is situated on the north side of West Street and is part of a prominent retail parade in a prime pedestrianised location in the centre of Portchester. Neighbouring occupiers include Co-Op Supermarket, Marie Curie, Iceland Foods, Betfred and Superdrug.

Description

The property comprises a ground floor retail accommodation which benefits from access to the rear via a service yard and rear Car Parking.

Tenure

Virtual Freehold. Held for a term of 999 years from June 1990 at a peppercorn rent.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	212.90 sq m (2,291 sq ft)	SUE RYDER (1)	10 years from 06/07/2015	£19,500	05/07/2025
Total		212.90 sq m (2,291 sq ft) (1)			£19,500	

(1) The above floor areas have been published by the Valuation Office Agency at <https://www.tax.service.gov.uk/business-rates-find/properties/112334175>

(2) For the year ending 31st March 2020, Sue Ryder reported a turnover of £112,017,000, a pre-tax profit of £48,667,000 and shareholder funds of £53,822,000 (Source: NorthRow 19/05/2021). Sue Ryder has over 400 charity Shops across the UK (Source: www.sueyder.org).



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acuitus
John Mehtab
+44 (0)20 7034 4855
+44 (0)7899 060 519
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
+44 (0)7824 705 955
billy.struth@acuitus.co.uk

Associate Auctioneer
Peter Cliffe-Roberts
+44 (0)1794 521 484
peter@clifferoberts.com



Seller's Solicitors: Taylor Rose MW
Karl Reynolds
+44 (0)1733 972 954
Karl.Reynolds@taylor-rose.co.uk