

**Lot 6, 6 Water Lane, Totton, Near Southampton,  
Hampshire SO40 3DP**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Freehold Charity Shop and Ground Rent Residential Investment

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## Property Information

### Freehold Charity Shop and Ground Rent Residential Investment

- Let to the Carers Together Charity
- Situated in a Busy Retail Neighbourhood Parade
- Attractive Town on the Edge of The New Forest
- 4 mile west of City of Southampton
- Neighbouring occupiers include a Post Office, Motor World ,Subway, Estate Agents and a Coral Betting Shop

#### Lot

6

#### Auction

12/Jul/2022

#### Rent

£15,025 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

5 miles west of Southampton, 26 miles north-east of Bournemouth

#### Roads

A36, A35, A33, M27

#### Rail

Totton Railway Station

#### Air

Southampton Airport

### Situation

Totton is an attractive City of Southampton commuter town situated some 4 miles west of the centre of Southampton. The property is situated within a busy parade on the north side of Water Lane close to its junction with Salisbury Road. Nearby occupiers include a Post Office, Motor World, Subway, Estate Agents and a Coral Betting Shop and an eclectic mix of local retailers on the same parade such as a Restaurant, a Barbers, a Florist and a DIY Store.

### Tenure

Freehold.

### Description

The property comprises ground floor retail unit and a maisonette on the first and second floors. The maisonette is accessed from the rear.

### Completion Period

6 week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground	Charity Shop	85.4	(919)	CARERS TOGETHER (1)	A term of years expiring 13/03/2020	£15,000	Holding Over
First Second	Maisonette	-	-	INDIVIDUAL	999 years from 01/11/1987 until 2986	£25	31/10/2986
<b>Total</b>		<b>85.4</b>	<b>(919) (2)</b>			<b>£15,025</b>	

(1) Carers Together are a charity registered under charity number 1051879. The charity currently operates 4 charity shops. (carerstgether.org.uk)

(2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)



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# Lot 6, 6 Water Lane, Totton, Near Southampton, Hampshire SO40 3DP

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September 2020