For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)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	Auction
6	12/Jul/202
Rent	Status

£15,025 per Annum Exclusive

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Sector
High Street Retail
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Auction Venue Live Streamed Auction

Available

### 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
Total		85.4	(919) (2)			£15,025	

(1) Carers Together are a charity registered under charity number 1051879. The charity currently operates 4 charity shops. (carerstogether.org.uk)
 (2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

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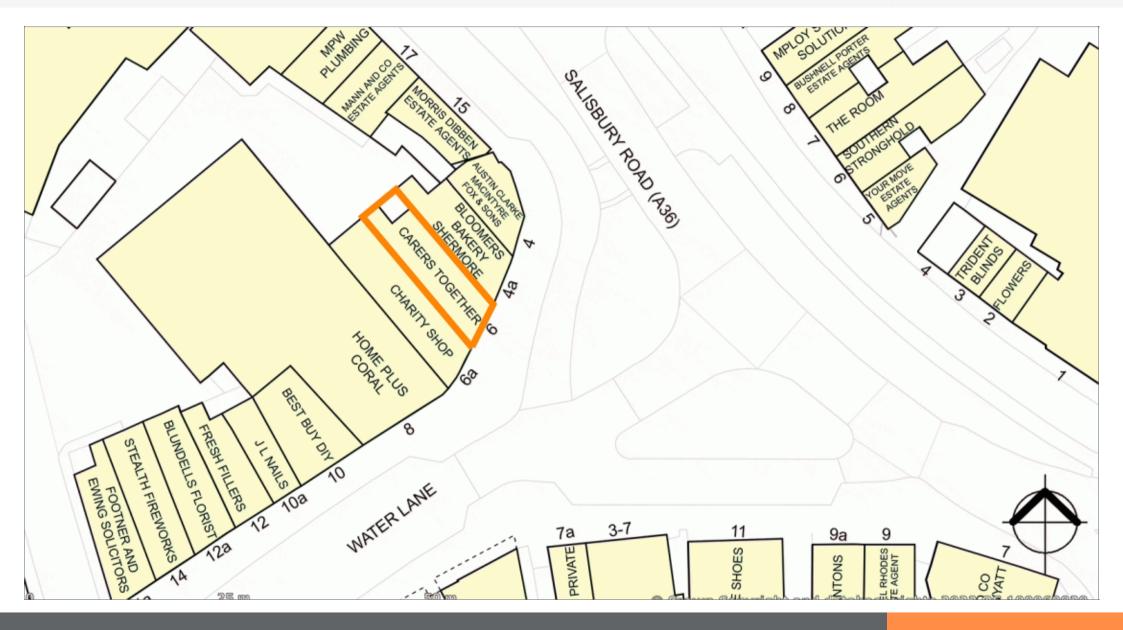




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### Contacts

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