

## Lymington 25-27 High Street Hampshire SO41 9AD

- **Attractive Freehold Shop and Residential Ground Rent Investment**
- Shop let to W H Smith Retail Holdings Limited
- Attractive New Forest town and major Yachting Centre
- Shop Reversion 2017
- Total Current Rents Reserved  
**£82,550 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

### Location

The attractive Georgian market coastal town of Lymington is situated on the southern edge of the New Forest between Southampton and Bournemouth. The town is served by the A337 providing access to the M27 and on to the M3 whilst the Railway Station, close by, provides services to Brockenhurst and onwards to London and the West Country. The town is also a Ferry Port providing services to the Isle of Wight. The property is situated in a prominent position on the south side of the High Street opposite Angel Court Yard. Occupiers close by include Holland & Barrett, Barclays, Phase Eight, Tesco Metro, White Stuff, Waterstones, Superdrug, HSBC, Boots, Fat Face and Caffé Nero among many others.

### Description

The property is arranged on ground and one upper floor to provide a large ground floor shop unit with ancillary accommodation to the rear together with a self-contained flat on the first floor above which has been sold off on a long lease.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsof.co.uk](http://www.allsof.co.uk)

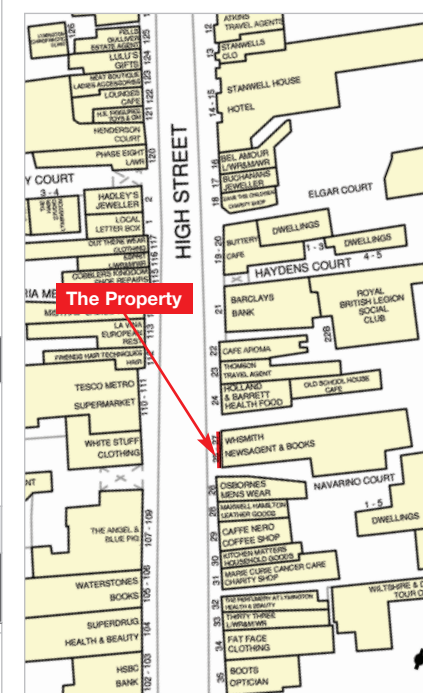
### Energy Performance Certificate

EPC Rating 79 Band D (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	W H Smith Retail Holdings Limited (1)	Gross Frontage 8.85 m Net Frontage 8.20 m Shop Depth 37.50 m Built Depth 43.30 m	(29' 0") (26' 10") (123' 0") (142' 0") 15 years from 22.04.2002 Rent review every 5th year FR & I by way of service charge The lease contained a tenant's option to break on 22nd April 2012 which the tenants did not operate	£82,500 p.a.	Reversion 2017
Flat	Individual	First Floor Flat – Not inspected	125 years from 29.08.2006	£50 p.a. (Doubling every 25 years)	Reversion 2131

(1) No of Branches: 1,040. Website Address: [www.whsmith.co.uk](http://www.whsmith.co.uk). For the year ended 31st August 2012, W H Smith Retail Holdings Limited reported a turnover of £172.3m, a pre-tax loss of £18.438m, shareholders' funds of £419.07m and a net worth of £419.07m. (Source: riskdisk.com 24.04.2013.)

**Total £82,550 p.a.**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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