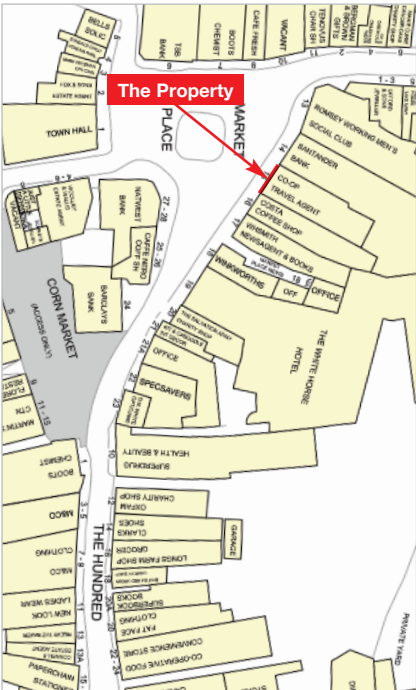


Romsey
15 Market Place
Hampshire
SO51 8NA

- **Grade II Listed Freehold Shop and Residential Investment**
- Well located in attractive market town
- Part let to O & H Properties Ltd on a lease expiring in 2027 (sublet)
- Includes a self-contained one bedroom flat and a hair salon
- No VAT applicable
- Total Current Rents Reserved
£46,350 pa
Rising to £47,850 pa in 2022



Tenure
Freehold.

Location
Romsey is an attractive Hampshire market town on the River Test, serving a population of 18,000. The town enjoys good road access, being 3 miles north of the M27/M271 intersection, which in turn links to the M3 Motorway. Southampton city centre is 9 miles to the south. Rail services are also available at Romsey Station (Waterloo - 1 hour 42 minutes). The property, which is in a conservation area, is situated in the attractive Market Place, between Santander and Costa in the heart of the town centre. Other occupiers close by include WH Smith, Specsavers, NatWest, M&Co, Boots, TSB and Barclays banks, amongst many others.

Description
This Grade II listed property is arranged on basement, ground and two upper floors to provide a ground floor shop, first floor hair salon and a self-contained flat on the second floor. The upper floors are separately accessed from the front. There is a substation in the basement, which is accessed from the rear where there is also a yard.

VAT
VAT is not applicable to this lot.

Documents
The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate
It is understood an EPC is not required.

Viewings
There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 50 Romsey**.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Basement	O & H Properties Limited (1) (sublet) (2)	Gross Frontage	5.9 m	(19' 4")	63 years from 27.01.1964 Rent review every 21st year Effectively FR & I by way of service charge	£26,250 p.a.	Reversion 2027
		Net Frontage	5.2 m	(17' 1")			
		Shop Depth	13.9 m	(45' 7")			
		Built Depth	20.5 m	(67' 3")			
		Basement Substation (sublet)					
First Floor	Martin & Dodds Limited (t/a Trevor Mitchell Hair)	First Floor Salon	66 sq m	(710 sq ft)	10 years from 25.03.2017 (3) Fixed increase to £13,500 p.a. in 2022 IR & I	£12,000 p.a.	Fixed increase in 2022
		First Floor WCs and Stores	17.5 sq m	(188 sq ft)			
Second Floor	Individual	Second Floor Flat – Two Rooms, Kitchen, Bathroom			6 month Assured Shorthold Tenancy from 10.03.2016	£8,100 p.a. (4)	Holding over

(1) For the year ended 29th February 2016, O & H Properties Ltd reported a turnover of £8.1m, a pre-tax profit of £5.3m, shareholders' funds of £38.8m and a net worth of £38.8m. (Source: Experian 19.01.2017.)
(2) The shop is understood to be sublet to TCCT Retail Limited (t/a Co-op Travel) on a lease expiring in 2019. TCCT Retail Ltd is owned by Thomas Cook Group plc.
(3) This is a renewal of an existing lease. There is a tenant break option at the end of the 5th year of the term.
(4) The tenant pays an additional £68 per quarter in respect of water bill.

Total £46,350 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
Seller's Solicitor Ms S Brooker, Clarke Willmott. Tel: 0345 209 1483 e-mail: stacey.brooker@clarkewillmott.com