

Southampton
160-161 High Street
Hampshire
SO14 2BT

- **Freehold Shop and Office Investment**
 - Comprises a cruise themed gift shop and lounge and separate delicatessen
 - Proven residential development potential on upper floors subject to the necessary planning consent
 - Rents rise annually by £1,000
 - Rent Reviews from 2018
 - Total Current Rents Reserved
- £33,000 pa**
Rising annually by
£1,000



Tenure
Freehold.

Location

The property is situated on High Street, Southampton, close to the city centre and the waterfront. It is a prominent building with a large shopfront and a sign for 'IM FAST FOOD'. The property is currently occupied by a tenant who operates a fast food business. The property is also close to the city centre and the waterfront.

The property consists of two upper floors to be converted into residential units and the first and second floors to be converted into a single unit. The upper floors are currently used as lounges for cruise staff and have access to the rear.

See		Accommodation		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
160-161 High Street (t/a Oceans)	WZ Southampton Ltd	Basement	65.5 sq m (706 sq ft)	10 years from 18.05.2015 Rent review in 5th year FR & I	£18,000 p.a. Rising annually by £1,000 in May	Rent Review 2020
		Ground Floor	68.0 sq m (732 sq ft)			
		First Floor (160)	60.0 sq m (646 sq ft)			
		Second Floor (160)	43.0 sq m (463 sq ft)			
		First Floor (161)	61.5 sq m (662 sq ft)			
		Second Floor (161)	26.0 sq m (280 sq ft)			
		Total	324.0 sq m (3,489 sq ft)			
161 Ground Floor and Basement	G Dixon (t/a Biltong and Bangers) £4,500 rent deposit held	Basement	69.0 sq m (743 sq ft)	10 years from 28.03.2013 Rent review and tenant break in the 5th year FR & I	£15,000 p.a.	Rent Review 2018
		Ground Floor	61.5 sq m (662 sq ft)			
		Total	130.5 sq m (1,405 sq ft)			

Total £33,000 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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