

## New Milton 59 Station Road Hampshire BH25 6JA

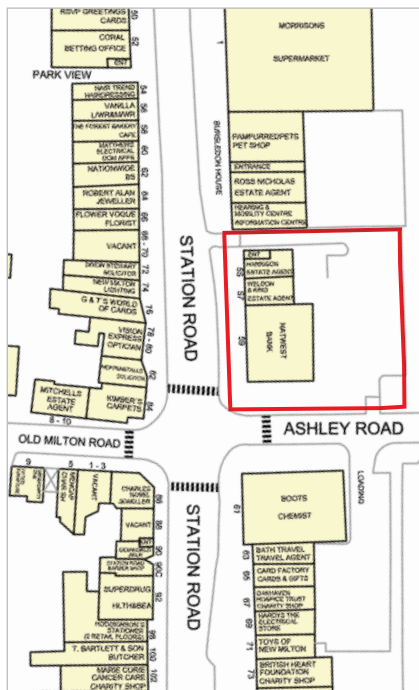
- **Freehold Bank, Shop and Office Investment**
- Bank let to The Royal Bank of Scotland plc on a lease expiring in 2027 without breaks
- Includes two shops let to Estate Agents with offices above
- Well located in this popular Hampshire town
- Site to the rear with development potential subject to necessary consents
- Bank Rent Review in 2020 to a minimum of £47,837.50 pa
- Shop Reversions in 2017 & 2018
- VAT is not applicable
- Total Current Rents Reserved

**£96,750 pa**

On the Instructions of

**threadneedle.**

**SIX WEEK COMPLETION  
AVAILABLE**



### Tenure

Freehold.

### Location

New Milton is situated on the south coast and close to the New Forest, approximately 6 miles east of Bournemouth and 15 miles south-west of Southampton. The town has a resident population of 21,000. The property is situated in a prominent corner position at the junction of Station Road with Ashley Road in the heart of this popular town centre. Station Road is the main shopping street and occupiers close by include Boots, Card Factory, Superdrug, Vision Express, Nationwide, Coral and Morrisons.

### Description

The property is arranged on ground and one upper floor to provide a small parade of one bank, which benefits from offices above and two lock-up shop units. There is a self-contained suite of offices above the two shop units which is approached via an entrance on Station Road. There is a large car park to the rear which has development potential subject to the necessary consents.

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

For EPC Rating please see website.

### Viewings

A single block viewing will be held during the week prior to the auction. You must register in advance and provide the full name, company (if applicable) and a mobile telephone number for each person wishing to attend the viewing. This information must be provided no later than noon on Thursday 8th May or we will be unable to accommodate your request. Please note photo identification will be required on the day. Please email [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk). In the subject box of your email, please ensure you enter **Lot 97 New Milton**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Bank	The Royal Bank of Scotland plc (1)	Gross Frontage 18.20 m (59' 8") Net Frontage 11.85 m (38' 10") Shop Depth 13.35 m (43' 9") Built Depth 16.35 m (53' 8") Part First Floor 67 sq m (721 sq ft)	Term of years from 09.06.2005 to 23.06.2027 Rent review in 2020 to a minimum 7.5% increase FR & I Service charge cap	£44,500 p.a.	Rent Review 2020 to a minimum of £47,837.50 p.a.
No. 55 Shop Unit	D Evans & Edward (Not in Occupation)	Gross Frontage 5.40 m (17' 8") Net Frontage 4.80 m (15' 9") Shop & Built Depth 11.45 m (37' 7")	15 years from 27.01.2003 Rent review every 5th year FR & I	£20,000 p.a.	Reversion 2018
No. 57 Shop Unit	MP King & M Weldon (t/a Weldon and King Estate Agents)	Gross Frontage 5.15 m (16' 10") Net Frontage 4.45 m (14' 7") Shop Depth 7.25 m (23' 9") Built Depth 11.55 m (37' 10")	15 years from 29.09.2002 Rent review every 5th year FR & I	£12,000 p.a.	Reversion 2017
Part First Floor Offices	PD Clegg, Jean MF Legris & J Watson (t/a Westlake Clark Chartered Accountants)	First Floor Offices 129.50 sq m (1,394 sq ft)	10 years from 17.01.2005 Rent review every 5th year. FR & I Service charge cap	£20,250 p.a.	Reversion 2015

(1) RBS has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers. (Source: [www.rbs.com](http://www.rbs.com))

**Total £96,750 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** Mrs L Davison, Nabarro LLP. Tel: 0114 279 4015 e-mail: [l.davison@nabarro.com](mailto:l.davison@nabarro.com)





LOT 97