



Tenure

Leasehold. Held by a lease for 99 years from 1st January 1956 (thus having some 41 years unexpired) at a passing rent of £42,575 per annum. The rent is subject to upward only rent reviews every 33 years to 50% of the rack rental income.

Location

The city of Southampton is one of the country's major international ports and commercial centres, with a resident population of some 210,000. The city is located 77 miles south-west of London and 31 miles north-east of Bournemouth. The city benefits from excellent communications being close to the junction of the M27 and M3 Motorways as well as having regular Mainline rail services to London and the South Coast.

The property is situated within the city centre on East Street in between the junctions of Queensway and Orchard Lane. East Street Shopping Centre, a short distance to the east, is set to be restored as an open pedestrian thoroughfare and a new Morrisons Supermarket.

Occupiers close by include Debenhams.

Description

The property is arranged on ground and one upper floor to provide three ground floor shops with first floor ancillary accommodation.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificates

Range from EPC Rating 106-101 Band E (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
19 East Street	Vacant	Gross Frontage 6.2 m (20' 4") Net Frontage 5.5 m (18') Ground Floor 111.1 sq m (1,196 sq ft) First Floor 25.0 sq m (269 sq ft)	—	—	—
20 East Street	Cheque Centre Properties Limited (Not in Occupation and believed to be in administration but lease not accepted as surrendered)	Gross Frontage 6.0 m (19' 8") Net Frontage 5.5 m (18') Ground Floor (1) 116.3 sq m (1,252 sq ft) First Floor (1) 25.6 sq m (276 sq ft)	10 years from 21.02.2011 Rent Review 21.02.2015 and tenant's break option on 21.02.2016 FR & I	£28,500 p.a.	Reversion 2021
21 East Street	Vacant	Gross Frontage 8.85 m (29') Net Frontage 8.40 m (27' 6") Ground Floor 171.9 sq m (1,850 sq ft) First Floor 46.3 sq m (498 sq ft)	—	—	—

(1) Not inspected by Allsop. Areas taken from www.2010.voa.gov.uk

NB The buyer will pay 0.35% + VAT of the purchase price towards the seller's costs.

Total £28,500 p.a.

Southampton

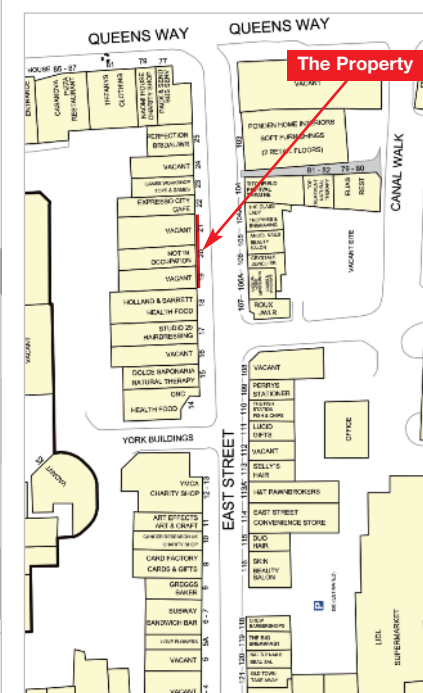
19/21 East Street

Hampshire

SO14 3HP

- Leasehold Parade of Shops
- Part let to Cheque Centre Properties Ltd (in administration)
- Situated adjacent to Holland & Barrett
- Close to East Street Shopping Centre
- Total Current Gross Rents Reserved **£28,500 pa**

TO BE OFFERED WITHOUT RESERVE



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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