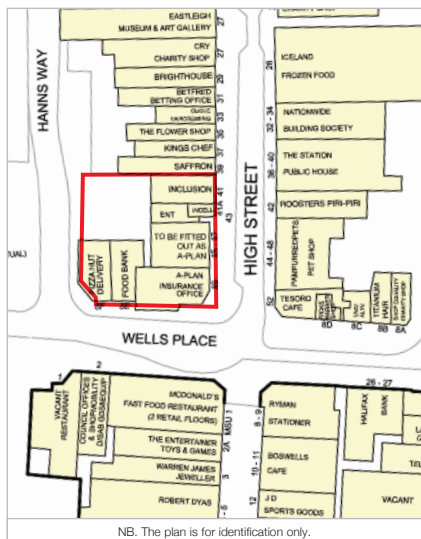


Eastleigh 41-53 (odd) High Street Hampshire SO50 5LG

- **Freehold Commercial Investment**
- Includes A-Plan offices, NHS centre, takeaway and church
- Prominent town centre location opposite The Swan Centre
- Majority let to A-Plan Holdings on four leases expiring 2024
- Accommodation extending to 1,618 sq m (17,411 sq ft)
- May be suitable for alternative use (subject to consent)(1)
- Rent Reviews from 2019
- Total Current Rents Reserved

£209,532 pa⁽³⁾⁽⁸⁾

SIX WEEK COMPLETION AVAILABLE



NB. The plan is for identification only.



Tenure
Freehold.

Location

Eastleigh, with a population of 126,000, is situated some 5 miles north of Southampton in this prosperous area of Hampshire. The town has good motorway connections, being adjacent to Junction 13 of the M3 Motorway and Junction 5 of the M27 Motorway. Eastleigh Rail Station provides a regular service to London Waterloo with a fastest journey time of 1 hour 20 minutes.

This substantial property is situated in a prominent corner position within the town centre at the junction of High Street and Wells Place, opposite an entrance to The Swan Centre. The Rail Station is approximately a 4 minute walk from the property.

Occupiers close by include McDonald's, Nationwide, Iceland, Betfred, Caffè Nero, Halifax, Ryman's, H&M, EE and O2, amongst many more national retailers within The Swan Centre.

Description

The property is arranged on ground and two upper floors to provide two units let to A-Plan (one to be fitted out), takeaway, food bank and kiosk to the ground floor, together with self-contained offices on the first floor. The second floor is presently used as a church and is accessed from High Street. In addition, there is an NHS centre arranged over ground, first and second floors. There is a yard to the rear with parking for 14 cars.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Planning (1)

The upper floors may be suitable for residential conversion with additional redevelopment potential over the car park, subject to the existing leases and necessary consents.

All enquiries should be referred to Eastleigh Borough Council (www.eastleigh.gov.uk).

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 S Swann Esq, Marriott Harrison. Tel: 0207 209 2000 e-mail: sam.swann@marriotharrison.co.uk



No.	Present Lessee	Accommodation			Lease Terms		Current Rent £ p.a.	Next Review/ Reversion
G3/G4	A-Plan Holdings (2)	Ground Floor	131.00 sq m	(1,410 sq ft)	A term of years expiring 03.07.2024 Fixed uplift 01.09.2019 (3) FR & I		£33,500 p.a. (3)	Fixed uplift September 2019 (3)
G5		Ground Floor	200.00 sq m	(2,153 sq ft)	10 years from 04.07.2014 Rent review every 5th year FR & I		£52,500 p.a.	Rent Review July 2019
F1		First Floor	313.75 sq m	(3,377 sq ft)	10 years from 04.07.2014 Rent review every 5th year FR & I		£24,750 p.a.	Rent Review July 2019
F3		First Floor	159.50 sq m	(1,717 sq ft)	9 years from 04.07.2015 Rent review in the 4th year FR & I		£13,500 p.a.	Rent Review July 2019
		Sub-Total	804.25 sq m	(8,657 sq ft)		Sub Total	£124,250 p.a. ⁽⁴⁾	
G1, F2 and S4	South Staffordshire & Shropshire Healthcare NHS Foundation Trust	Ground Floor	76.40 sq m	(822 sq ft)	10 years from 08.02.2017 (4) Rent review every 5th year FR & I		£30,000 p.a.	Rent Review 2022
		First Floor	75.00 sq m	(807 sq ft)				
		Second Floor	61.50 sq m	(662 sq ft)				
G2	Incell World UK Ltd	Ground Floor	13.80 sq m	(149 sq ft)	10 years from 01.08.2016 (5) Fixed uplifts FR & I		£6,000 p.a.	Rising to £7,500 p.a. in 2021 (5)
G6	Eastleigh Basics Bank	Ground Floor	63.15 sq m	(680 sq ft)	5 years from 01.09.2014 Lease outside 1954 Act FR & I		£1,500 p.a.	Reversion 2019 Rateable Value: £9,800
G7	IISAA Ltd (t/a Pizza Hut) (plus guarantors)	Ground Floor	105.45 sq m	(1,135 sq ft)	17 years from 01.10.2011 (6) Rent review every 5th year FR & I		£18,500 p.a.	Rent Review 2021
S1, S2, S3	Junction 13 Eastleigh	Second Floor	418.00 sq m	(4,499 sq ft)	10 years from 01.07.2014 (7) Fixed uplift for 7 years and review in 2022 FR & I		£29,282 p.a. (8)	Fixed Uplift for first 7 years (8)
		Total	1,617.55 sq m	(17,411 sq ft)			Total	£209,532 p.a. ⁽³⁾⁽⁸⁾

(2) For the year ended 28th February 2017, A-Plan Holdings reported a turnover of £84.318m, a pre-tax profit of £27.570m, shareholders' funds of £23.929m and a net worth of £19.757m. (Source: Experian 18.09.2018.)

(3) The current passing rent is £13,500 per annum. The vendor will top up the rent to £33,500 per annum which is the fixed uplift level commencing 1st September 2019.

(4) The tenant break option in February 2019 has NOT been exercised. There is a further break in February 2021.

(5) There is a tenant break at the end of the fifth year.

(6) There is a tenant break in the tenth year.

(7) There is a tenant break in the fifth year which the tenant has agreed to waive. Documentation will be added to the legal pack.

(8) The current passing rent is £26,620 per annum. The Vendor will top up the rent to £29,282 per annum which is the fixed uplift level commencing 1st January 2019.