

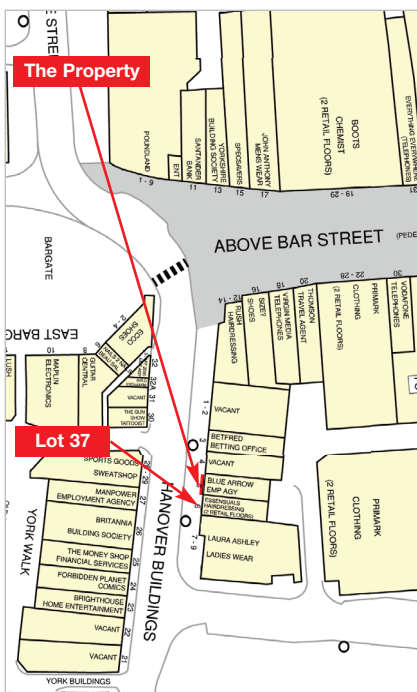
Southampton

5 Hanover Buildings Hampshire SO14 1JW

- Freehold Shop Investment
- City centre location
- Lease expiry 2018
- Let to Blue Arrow Ltd
- Rent Review 2013
- Current Rent Reserved

£26,250 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

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 in a prominent position on the northern side of Hanover Buildings close to its junction with Above Bar Street.

Occupiers close by include Britannia Building Society, Laura Ashley, Alliance & Leicester, Top Shop, Boots the Chemist and Primark.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop unit with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Ground Floor	77.75 sq m	(837 sq ft)
First Floor	35.00 sq m	(376 sq ft)
Second Floor	16.50 sq m	(178 sq ft)

Total **129.25 sq m** **(1,391 sq ft)**

(NB. Floor areas provided by Seller.)

Tenancy

The entire property is at present let to BLUE ARROW LIMITED for a term of 10 years from 25th March 2008 (1) at a current rent of £26,250 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants subject to a schedule of condition.
(1) The tenant had the option to determine on 25th March 2013 on providing 6 months' prior written notice which has not been exercised.

Tenant Information

No. of Branches: c.50.

Website Address: www.bluearrow.co.uk

For the year ended December 2011, Blue Arrow Limited reported a turnover of £358,448,000, a pre-tax profit of £11,434,000, shareholders' funds of £23,927,000 and a net worth of £22,270,000. (Source: riskdisk.com 06.11.2012.)

VAT

VAT is applicable to this lot.

Documents

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

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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