

Southampton

6 Hanover Buildings Hampshire SO14 1JW

- Freehold Shop Investment
- City centre location
- Adjacent to Laura Ashley
- Let to Essensuals Holdings Ltd
- Lease expiry 2017
- Current Rent Reserved

£27,500 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 Laura Ashley (adjacent) Britannia Building Society, 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 sq m	(830 sq ft)
First Floor	58 sq m	(624 sq ft)
Second Floor	11 sq m	(118 sq ft)
Total	146 sq m	(1,572 sq ft)

(NB. Floor areas provided by seller)

Tenancy

The entire property is at present let to ESSENSUALS HOLDINGS LIMITED for a term of 10 years from 17th September 2007 at a current rent of £27,500 per annum, exclusive of rates. The lease provided for rent reviews on the fifth year of the term and contains full repairing and insuring covenants. The tenant has sub-let the property to Essensuals (Southampton) Ltd.

Tenant Information

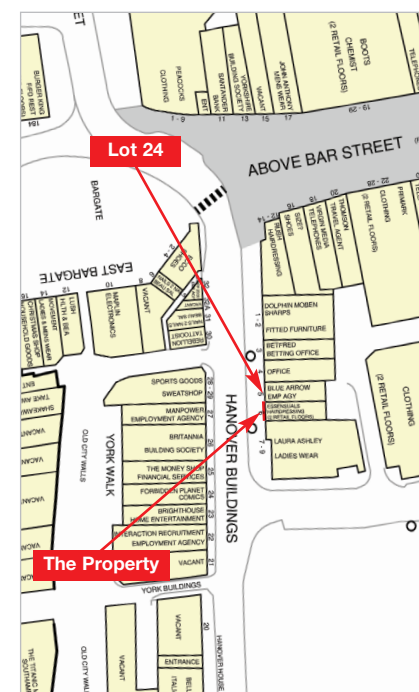
Essensuals forms part of the Toni & Guy group and now has some 70 hair salons.

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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