



Tenure

Freehold.

Location

Lyndhurst is a large attractive village in the centre of the New Forest National Park. It serves as the administrative capital of the New Forest and is a very popular tourist destination. It is located some 8 miles west of Southampton city centre at the junction of the A35 and the A337, the latter providing a rapid link to the M27 some 4 miles to the north. The property is situated in the centre of the village on the High Street (A35), opposite its junction with Romsey Road (A337). Occupiers close by include Prezzo, Lloyds Bank, Costa Coffee, Budgens Supermarket, The Fox and Hounds Public House and a Best Western Hotel amongst a large number of local traders.

Description

The property is arranged on ground and one upper floor to provide a shop and a large restaurant on the ground floor with three flats above. Flats 16A and 16B are accessed from High Street, whilst the studio is accessed via Church Lane to the rear.

NB. The restaurant has recently been fitted out to a high standard by the tenant and the Vendor has recently extensively refurbished the property including the external walls, the roof and flats 16A & 16B. Further information is available within the legal pack.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Lyndhurst

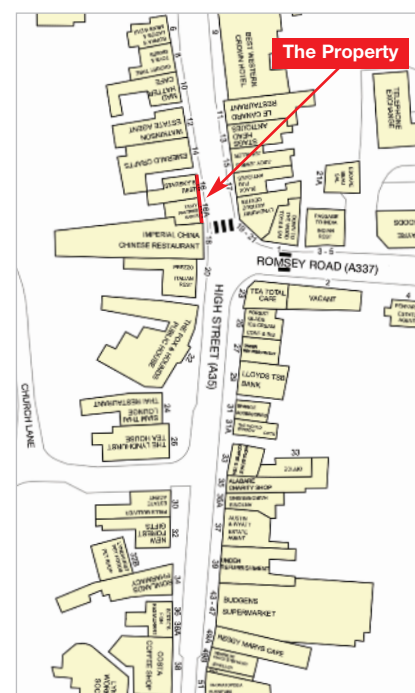
16 High Street

Hampshire

SO43 7BD

- **Freehold Shop, Restaurant and Residential Investment**
- Comprising two shops and three self-contained flats
- Recently renovated to a high standard
- Located within the administrative capital of the New Forest National Park
- Situated close to a Best Western Hotel and Prezzo
- Total Current Rents Reserved
£62,600 pa

SIX WEEK COMPLETION AVAILABLE



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
16A High Street	Angelica Hingley-Price (t/a Tasty Pastries)	Gross Frontage 7.80 m (25' 7") Net Frontage 7.15 m (23' 6") Shop Depth 9.90 m (32' 6") Built Depth 13.16 m (43' 2")	10 years from 16.01.2014 Rent review every 5th year IR & I Tenant option to determine in 2019	£18,500 p.a.	Rent Review 2019
16 High Street	Starsky's Restaurant and Bar Ltd	Gross Frontage 6.95 m (22' 9") Net Frontage 4.90 m (16' 1") Ground Floor (Front) 92.50 sq m (996 sq ft) Upper Ground Floor (Rear) 169.85 sq m (1,828 sq ft) Total 262.35 sq m (2,824 sq ft)	10 years from 20.10.2014 Rent review every 5th year FR & I by way of Service Charge	£22,500 p.a.	Rent Review 2019
Flat 16A	An Individual	First Floor Flat – Three Rooms, Kitchen, Bathroom (1)	12 month Assured Shorthold Tenancy from 27.01.2015	£8,700 p.a.	Reversion 2016
Flat 16B	An Individual	First Floor Flat – Two Rooms, Kitchen, Bathroom (1)	12 month Assured Shorthold Tenancy from 02.02.2015	£7,500 p.a.	Reversion 2016
Bean Patch Studio	An Individual	First Floor Studio (1)	Assured Shorthold Tenancy from September 2011	£5,400 p.a.	Holding over

(1) Not inspected by Allsop. Details provided by the Vendor.

Total £62,600 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
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