

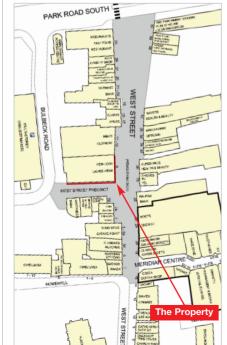
Havant 9 West Street Hampshire PO9 1EX

- Town Centre Freehold Shop and Residential Ground Rent Investment
- Shop let to New Look Retailers Ltd on a lease expiring in 2019
- Comprising 396.5 sq m (4,278 sq ft)
- Well located in a pedestrianised position next to a multi-storey car park and close to The Meridian Shopping Centre
- Total Current Rents Reserved

£70,100 pa

SIX WEEK COMPLETION AVAILABLE







Tenure

Freehold.

Location

Havant is a south coast town situated some 9 miles from Portsmouth and 22 miles east of Southampton. The town serves a population of some 50,000 and benefits from good road access being on the A27, which links to the M27, a short distance to the west.

The property is well situated on West Street being within an established pedestrianised retail pitch, immediately in front of a multi-storey car park and close to The Meridian Shopping Centre.

Occupiers close by include M & Co. Clothing (adjacent), Santander, Costa, Halifax, Vodafone, Clarks Shoes, Boots Chemist, NatWest Bank,

Superdrug (opposite), Specsavers and McDonald's amongst many others.

Description

The property is arranged on ground and three upper floors to provide a large ground floor shop with part first floor storage. The remainder of the upper floors comprise residential accommodation which has been sold off on a long lease.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground & Part First Floor	New Look Retailers Ltd (1)	Gross Frontage Net Frontage Return Frontage Shop Depth Built Depth Ground Floor Part First Floor Total	12.9 m 11.3 m 7.8 m 22.9 m 26.5 m 321.6 sq m 74.9 sq m 396.5 sq m	(42' 4") (37' 1") (25' 7") (75' 2") (86' 11") (3,462 sq ft) (806 sq ft) (4,278 sq ft)	15 years from 06.06.2004 Rent review every 5th year FR & I	£70,000 p.a.	Reversion 2019
First, Second & Third Floors	Two Individuals	Residential			999 years from 17.11.2004	£100 p.a. (Rising by £100 p.a. every 25 years)	Reversion 3003
(1) For the year ended 29th March 2014, New Look Retailers Ltd reported a turnover of £1,273,813,000, a pre-tax profit of £116,956,000 shareholders' funds of £289,212,000 and a net worth of £255,991,000. (Source: riskdisk.com 07.11.2014.) New Look was established in 1969 and now operates from over 600 stores throughout the UK/ROI and over 200 across Europe, China North Africa, the Middle East and Asia (Source: Newlookgroup.com). Website Address: www.newlook.com						otal £70,100 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 Seller's Solicitor S Panesar Esq, Rainer Hughes. Tel: 01277 266644 e-mail: sanjay.panesar@rainerhughes.com