

# 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.allstop.co.uk](http://www.allstop.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	12.9 m	(42' 4")	15 years from 06.06.2004 Rent review every 5th year FR & I	£70,000 p.a.	Reversion 2019
		Net Frontage	11.3 m	(37' 1")			
		Return Frontage	7.8 m	(25' 7")			
		Shop Depth	22.9 m	(75' 2")			
		Built Depth	26.5 m	(86' 11")			
		Ground Floor	321.6 sq m	(3,462 sq ft)			
		Part First Floor	74.9 sq m	(806 sq ft)			
		Total	396.5 sq m	(4,278 sq ft)			
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						Total £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  
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