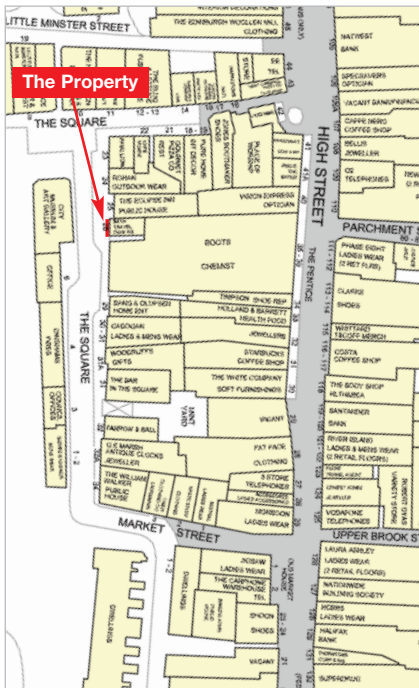


Winchester **26 The Square** **Hampshire** **SO23 9EX**

- **Attractive Freehold Shop Investment**
- Let to RE Bath Travel Service on a lease expiring 2026
- Busy city centre position near Cathedral Close
- Shop Rent Review 2014 outstanding (1)
- Current Rent Reserved
£28,000 pa



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Tenure

Freehold.

Location

Winchester is an historic Cathedral City and important commercial, administrative and tourist centre situated some 15 miles south-west of Basingstoke. The M3 Motorway passes to the east of the city and provides good communications to London and Basingstoke. To the south lies the M27 Motorway which links Portsmouth and Southampton. The property is situated in a very attractive part of the city centre, The Square, which lies between the main retailing pitch and Cathedral Close in this busy tourist and commercial centre. Occupiers close by include Bang and Olufsen, Rohan, Farrow & Ball, various pubs, restaurants and tourist shops.

Description

The property is arranged on basement, ground and two upper floors to provide a travel agents shop on ground floor with ancillary offices above. The offices were historically residential in use.

The property provides the following accommodation and dimensions:

Basement	27.31 sq m	(294 sq ft)
Ground Floor Sales	27.87 sq m	(300 sq ft)
First Floor Ancillary	37.35 sq m	(402 sq ft)
Second Floor	35.49 sq m	(382 sq ft)
Total	128.02 sq m	(1,378 sq ft)

NB. Areas provided by the Vendor – not inspected by Allsop.

Tenancy

The entire property is at present let to BATH TRAVEL for a term of 15 years from 29th September 2011 at a current rent of £28,000 per annum. The lease provides for rent reviews every fifth year from 29th September 2014 and contains full repairing and insuring covenants. (1) Regarding the 2014 rent review, notice has been served at £40,000 pa.

Tenant Information

No. of Branches: 60.

Website Address: www.bathtravel.com

For the year ended 31st October 2013, Bath Travel reported a turnover of £11.835m, a pre-tax profit of £1.202m and shareholders' funds and a net worth of £8.449m. (Source: riskdisk.com 14.04.2014) Bath Travel are owned by Hays Travel, the biggest independant travel agent in the UK. www.haystravel.co.uk

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.

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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