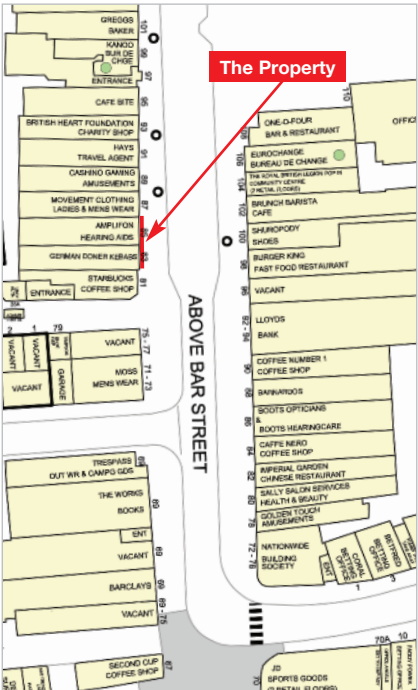


Southampton
83 & 85 Above Bar
Street
Hampshire
SO14 7FG

- **Freehold Shop Investment**
- Comprises two shops
- Town centre location
- Occupiers close by include Starbucks (adjacent) and Burger King (opposite)
- No. 83 guaranteed by Zetabyte Limited (franchisee of EE)
- Current Rent Reserved **£105,000 pa**

On the Instructions of a Major UK Fund Manager

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 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 on the west side of Above Bar Street, between its junctions with Ogle Road and Civic Centre Road. Occupiers close by include Starbucks (adjacent), Burger King (opposite), Lloyds Bank, Boots, Caff  Nero, and Greggs. The start of the pedestrianised section of Above Bar Street is some 100 metres from the property and is home to TK Maxx, Halifax, Holland & Barrett, Clarks and Topshop, amongst others.

Description

The property is arranged on ground and two upper floors to provide two ground floor shops with ancillary accommodation above.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

No 83 EPC Rating 99 Band D

No 85 EPC Rating 81 Band D

(Copies available on website).

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
83	Bixbite Limited (1) (t/a German Doner Kebab)	Gross Frontage	6.20 m	(20' 4")	10 years from 26.10.2018	£53,000 p.a. (2)	Rent Review 2023
		Net Frontage	5.45 m	(17' 11")	Rent review and tenant's option to break on		
		Shop Depth	28.00 m	(91' 10")	26.10.2023		
		Built Depth	28.30 m	(92' 10")	FR & I subject to a schedule of condition		
		Ground Floor	159.0 sq m	(1,712 sq ft)			
		First Floor	70.5 sq m	(759 sq ft)			
		Second Floor	43.0 sq m	(463 sq ft)			
85	Amplifon Limited (3)	Gross Frontage	6.30 m	(20' 8")	10 years from 11.06.2015	£52,000 p.a.	Rent Review 2020
		Net Frontage	5.60 m	(18' 4")	Rent review and tenant's option to break on		
		Shop Depth	28.00 m	(91' 10")	10.06.2020		
		Built Depth	28.30 m	(92' 10")	FR & I subject to a schedule of condition		
		Ground Floor	159.0 sq m	(1,712 sq ft)			
		First Floor	70.5 sq m	(759 sq ft)			
		Second Floor	43.0 sq m	(463 sq ft)			

- (1) Guaranteed by Zetabyte Limited (a franchisee of EE) for the first three years.
(2) The tenant has a rent free period to but excluding 17th February 2019 which the Vendor will top up from completion up to the expiry of the rent free period (being 16th February 2019). The tenant then has a further 3 month rent free period on the 4th anniversary of the term (if not in arrears).
(3) The Vendor holds a £15,600 rent deposit.

Total £105,000 p.a.