



**Southampton**  
**17/23 Salisbury Road**  
**Totton**  
**Hampshire**  
**SO40 3HX**

- **Three Freehold Shop Investments**
- Comprising a total of 365.09 sq m (3,929 sq ft)
- No VAT applicable
- Rent Reviews from 2019
- Total Current Rents Reserved  
**£54,500 pa (1) rising to £57,500 pa in 2019**

On the Instructions of T. Perkin & J. Barber of CBRE Ltd acting as Joint Fixed Charge Receivers  
**CBRE**

**SIX WEEK COMPLETION AVAILABLE**

**Tenure**

Freehold.

**Location**

Totton, with a population of some 28,000, is situated approximately 3 miles west of Southampton city centre. The nearby A36 provides access to Junction 2 of the M27 Motorway, which in turn leads to the M3 Motorway. The property is located on the west side of Salisbury Road (A36) in Totton town centre. Totton shopping centre and Totton Rail Station are both a short distance away.

Occupiers close by include Domino's Pizza, Lloyds Pharmacy, Fox & Sons Estate Agents, Coral, Subway, The Post Office and Mann Countrywide amongst many others.

**Description**

The property is arranged on ground and one upper floor to provide three self-contained ground floor shops with ancillary accommodation above.

**VAT**

VAT is not applicable to this lot.

Please note the Recievers believe the VAT information to be correct but its accuracy cannot be guaranteed. Please refer to the Special Conditions of Sale.

**Documents**

The legal pack will be available from the website [www.allsoop.co.uk](http://www.allsoop.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.



No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
17 Salisbury Road (Unit 2A)	Forest Edge Mortgages Ltd (with personal guarantor)	Ground Floor First Floor	46.80 sq m 24.43 sq m	(504 sq ft) (263 sq ft)	10 years from 25.09.2014 (2) Rent review 25.09.2019	£13,000 (1) Rent deposit of £2,000 held	Rent Review 2019
19 Salisbury Road (Unit 2B)	Novello (Southampton) Ltd (with personal guarantors)	Ground Floor First Floor	59.46 sq m 25.48 sq m	(640 sq ft) (274 sq ft)	10 years from 29.09.2014 (2) Rent review 29.09.2019 Repair obligation subject to a Schedule of Condition	£13,500 p.a. Rent deposit of £3,375 held	Rent Review 2019
23 Salisbury Road (Unit 3)	Quickdraw Supplies Ltd (3)	Ground Floor First Floor	147.84 sq m 61.08 sq m	(1,591 sq ft) (657 sq ft)	10 years from 03.06.2011 Fixed rental uplifts Repair obligation subject to a Schedule of Condition	£28,000 p.a. Rising to £29,000 p.a. on 3rd June 2018 and £31,000 p.a. on 3rd June 2019	Fixed Increase 2018
<b>Total</b>			<b>365.09 sq m</b>	<b>(3,929 sq ft)</b>		<b>Total £54,500 p.a. (1)</b>	

(1) The rent will increase to £13,000 per annum on 25th September 2016.

(2) There is a tenant's break option at the end of the 5th year.

(3) [www.quickdrawsupplies.com](http://www.quickdrawsupplies.com)



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** Austin Judson, Walker Morris. Tel: 0113 283 2656. e-mail: [austin.judson@walkermorris.co.uk](mailto:austin.judson@walkermorris.co.uk)