



Eastleigh 42-50 (Even) High Street Hampshire SO50 5LE

- Freehold Shop Investment
- Well located in busy town centre
- Comprising two shop units
- Part let to Pets Corner until 2022
- Rent Review 2023
- Total Current Rents Reserved
£75,000 pa

On the Instructions of a
Major UK Fund Manager

**SIX WEEK COMPLETION
AVAILABLE**

Tenure
Freehold.

Location
Eastleigh, with a population of 126,000, is situated some 5 miles north of Southampton in this prosperous area of Hampshire. The town has good motorway connections, being adjacent to Junction 13 of the M3 Motorway and Junction 5 of the M27 Motorway. Eastleigh Rail Station provides a regular service to London Waterloo with a fastest journey time of 1 hour 20 minutes.

The property is located east of High Street, close to its junction with Wells Place. It is situated some 30 metres from an entrance to the Swan Shopping Centre, while Eastleigh Rail Station is some 300 metres from the property. The property has easy access to the M3. Occupiers close by include Iceland, Ladbrokes, KFC and Papa John's, amongst others. The Swan Shopping Centre is home to Tesco, TK Maxx, Boots Chemist, Halifax and Caffè Nero, amongst others.

Description

The property is arranged on ground and one upper floor to provide two ground floor shops, one of which (No.44-50) has the entire first floor above which provides staff toilets and ancillary accommodation.

VAT

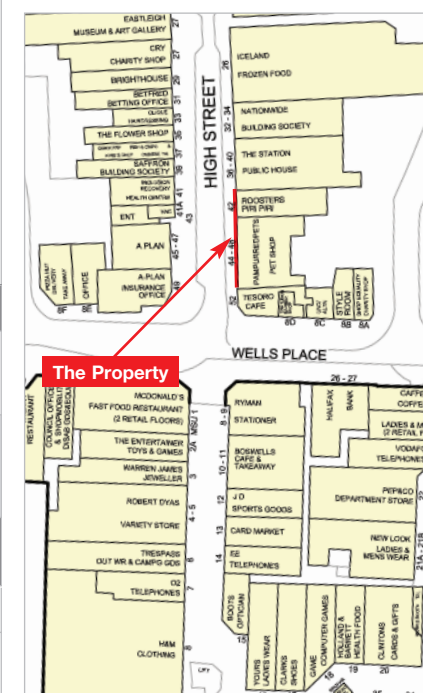
VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

No.42 – EPC Rating 67 Band C
No.44-48 – EPC Rating 86 Band D
(Copies available on website).



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion	
42 Ground Floor	7 Flavours Ltd guaranteed by R&V Partner Limited (t/a Roosters Piri Piri)	Gross Frontage 8.05 m Net Frontage 7.55 m Shop Depth 24.40 m Built Depth 24.70 m	(26' 5") (24' 9") (80' 0") (81' 0")	10 years from 18.06.2018 Rent review and tenant's option to break on 18.06.2023 FR & I	£30,000 p.a. (1)	Rent Review 2023
44-50 Ground and First Floor	Pets Corner (UK) Limited (2) (t/a PamPurred Pets)	Gross Frontage 16.30 m Net Frontage 15.65 m Shop Depth 15.15 m Built Depth 19.50 m First Floor 134.00 sq m	(53' 6") (51' 4") (49' 8") (63' 11") (1,442 sq ft)	10 years from 15.10.2012 Rent review in the 5th year FR & I subject to a schedule of condition	£45,000 p.a.	Reversion 2022

(1) The tenant has a 6 month rent free period expiring 17th January 2019.

(2) No of Branches: 146

Website Address: www.petscorner.co.uk

For the year ended 30th September 2017, Pets Corner (UK) Limited reported a turnover of £46,159,331, a pre-tax profit of £2,113,447, shareholders' funds of £4,473,002 and a net worth of £4,156,416. (Source: Experian 01.11.2018.)

Total £75,000 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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