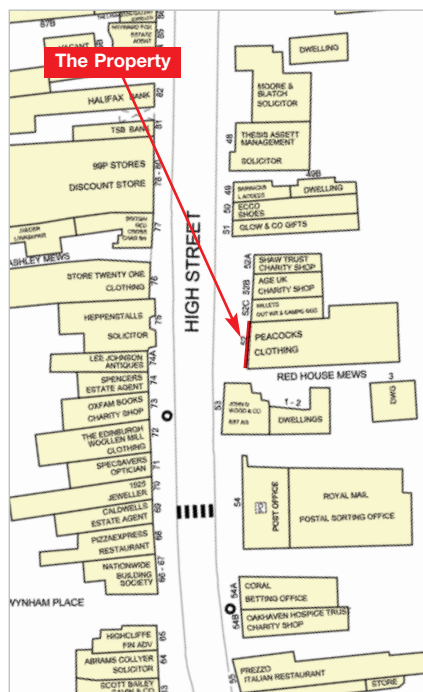


Lymington
52D High Street
Hampshire
SO41 9AG

- **Freehold Shop Investment**
- Let to Peacocks Stores Limited on a lease expiring 2022 with a guarantee from Edinburgh Woollen Mill Ltd
- Comprises shop and ancillary upper floors 677.6 sq m (7,294 sq ft)
- Town centre location with Solent views from first floor
- Rent Review 2017
- Current Rent Reserved
£90,000 pa



Tenure
Freehold.

Location
The Georgian market town of Lymington is situated on the southern edge of the New Forest between Southampton and Bournemouth. The town is served by the A337 providing access to the M27 and on to the M3. The property is situated in the heart of the town centre, in a conservation area. Occupiers close by include Millets, Age UK, Store Twenty One, 99p Stores, Specsavers, Nationwide, John D Wood, Prezzo and Pizza Express.

Description
The property is arranged on ground and one upper floor to provide a large, regular shop unit with ancillary accommodation above. The property includes a rear yard area from where separate access could be formed for any development above the shop.

The property provides the following accommodation and dimensions:

Ground Floor Sales	354.7 sq m	(3,818 sq ft)
First Floor Ancillary	322.9 sq m	(3,476 sq ft)
Total	677.6 sq m	(7,294 sq ft)

Planning

The upper parts may have potential for extension and/or change of use to residential, subject to planning consents and vacant possession.

Tenancy

The entire property is at present let to PEACOCKS STORES LIMITED for a term of 10 years from 23rd August 2012 at a current rent of £90,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lease is guaranteed by Edinburgh Woollen Mill Ltd.

Tenant Information

For the year ended 1st March 2014, Edinburgh Woollen Mill Ltd reported a turnover of £168.462m, a pre-tax profit of £26.219m and a net worth of £105.227m. (Source: Experian 24.04.2015.)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.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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