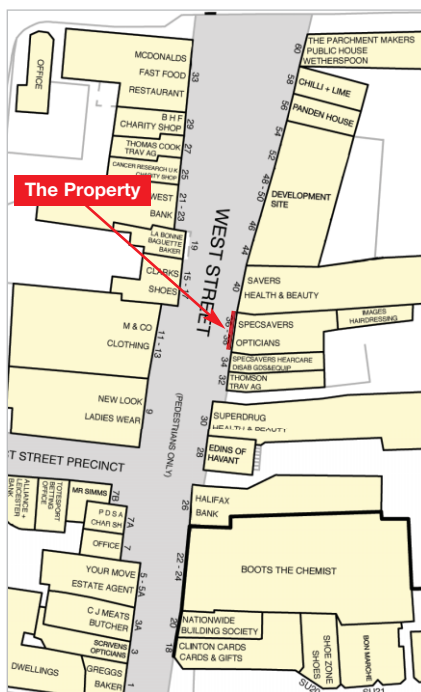


Havant 36-38 West Street Hampshire PO9 1PG

- Well Located Freehold Shop Investment
- Let to Specsavers Optical Superstores Ltd
- Town centre pedestrianised location
- Current Rent Reserved
£40,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Havant has a population of approaching 46,000 and is located 8 miles north-east of Portsmouth, 9 miles west of Chichester and 18 miles east of Southampton, close to the Hampshire/Sussex border.

The property is situated within the pedestrianised West Street, the principal retail thoroughfare of Havant. Many national retailers are represented in the vicinity including Superdrug, Boots the Chemist, New Look, Greggs, McDonald's and M&Co Clothing.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop unit with ancillary accommodation on the first floor, which is presently used by the lessee as consulting rooms, workshop and a staff room.

The property provides the following accommodation and dimensions:

Gross Frontage	8.15 m	(26' 09")
Net Frontage	7.15 m	(23' 06")
Shop Depth	20.50 m	(67' 03")
Built Depth	22.80 m	(74' 10")
First Floor	75.2 sq m	(809 sq ft)

Tenancy

The entire property is at present let to SPECSAVERS OPTICAL SUPERSTORES LTD for a term of 25 years from 17th May 1991 at a current rent of £40,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Website Address: www.specsavers.co.uk
For the year ended 28th February 2010, Specsavers Optical Superstores Ltd reported a turnover of £389,909,200, a pre-tax profit of £21,768,000 and a net worth of £66,744,000. (Source: riskdisk.com 25.02.2011.)

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to william.shoebotham@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 83 Havant**.

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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