

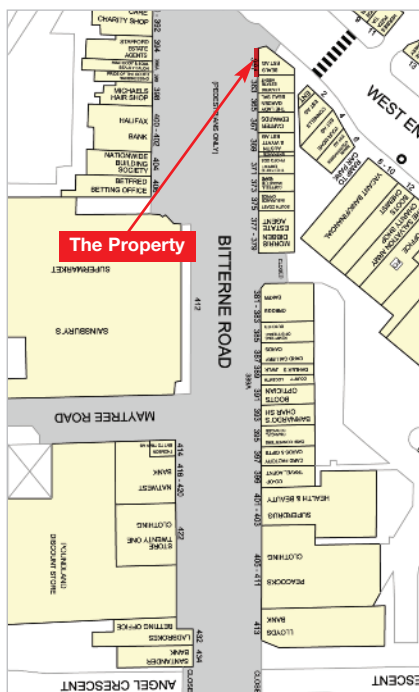
Southampton

361 Bitterne Road
Bitterne Village
Hampshire
SO18 5RR

- **Prominent Freehold Estate Agents Investment**
- Well located corner position
- Lease expires 2026 (1)
- No VAT applicable
- Rent Review 2021
- Current Rent Reserved

£17,500 pa

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. Bitterne is a densely populated residential suburb located some 2.5 miles east of the city centre.

The property occupies a prominent corner position at the junction between the pedestrianised Bitterne Road and West End Road. Bitterne Road acts as the town's principal retail pitch and joins with the A3024 (Bitterne Road West), which leads some 2 miles west to Southampton city centre over the River Itchen. Occupiers close by include Sainsbury's, HSBC, Sue Ryder, Halifax, Superdrug, Lloyds, Iceland, Boots, Greggs, Specsavers and Iceland, amongst many other multinationals and local traders.

Description

The property is arranged on ground and one upper floor to provide a ground floor estate agents with office and ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage Bitterne Rd (Inc Splay) 7.2 m (23' 7")
Net Frontage Bitterne Rd (Inc Splay) 5.8 m (19' 0")

Gross Frontage West End Rd (Inc Splay) 10.45 m (34' 4")
Shop Depth (max) 7.3 m (23' 11")
Built Depth (max) 7.5 m (24' 7")
First Floor 25 sq m (269 sq ft)

Tenancy

The entire property is at present let to BEALS INDEPENDENT ESTATE AGENTS AND SURVEYORS LLP for a term of 10 years from 14th March 2016 at a current rent of £17,500 per annum.

(1) The lease provides for a rent review and tenant's option to break in the 5th year of the term and contains full repairing and insuring covenants subject to a schedule of condition.

Tenant Information

No. of Branches: 13.

Website Address: www.beals.co.uk

For the year ended 31st March 2015, Beals Independent Estate Agents and Surveyors LLP did not report a turnover or a pre-tax profit. They reported shareholders' funds and a net worth of £4.148m (Source Experian: 08.09.2016).

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 98 Band D (Copy available on website).

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 Roger Smith, W Davies Solicitors. Tel: 01483 744900 e-mail: rs@wdavies.com