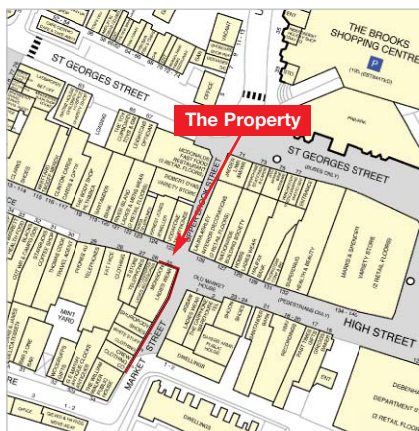


# Winchester

## 25/25A High Street & Units 1, 2 and 3 at 4/8 Market Street Hampshire SO23 9BL and SO23 9BP

- **First Class and Attractive Freehold Shopping Parade Investment**
- Comprising four buildings
- Let to Monsoon Holdings Ltd, E Moss Limited (sub-let), White Stuff Limited and Crew Clothing Limited
- Well located pedestrianised High Street location
- Close to Marks & Spencer and Debenhams
- Reversions from 2013 and 2015
- Total Current Rents Reserved **£253,300 pa**

**SIX WEEK COMPLETION AVAILABLE**



Units 1, 2 & 3 at 4/8 Market Street

**Tenure**  
Freehold.

### Location

Winchester is an historic Cathedral City and important commercial, administrative and tourist centre situated some 15 miles south-west of Basingstoke. The M3 motorway passes to the east of the city and provides good communications to London and Basingstoke. To the south lies the M27 motorway which links Portsmouth and Southampton. The property is situated within the town centre Conservation Area in a well located pedestrianised location within Winchester close to Marks & Spencer and Debenhams. Other occupiers close by include Boots, Clarks, The Body Shop, Fat Face, Phones 4u, River Island, Jigsaw, Laura Ashley, Ernest Jones, Vodafone, Hobbs, The Carphone Warehouse, amongst many others.

### Description

25/25A High Street is a Grade II Listed property arranged on basement, ground and two upper floors to provide a ground floor shop with first floor sales together with part first floor and second floor ancillary accommodation.

Please note the building inter-communicates with No. 26 High Street which is not included in the sale.

Units 1, 2 and 3 at 4/8 Market Street provide 3 buildings arranged on ground and first floor to provide 3 ground floor shops together with first floor ancillary accommodation.

### VAT

VAT is applicable to this lot.

### Documents

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

### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 106 Winchester**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Reversion
25/25A High Street	Monsoon Holdings Ltd (1) (t/a Monsoon)	Gross Frontage 5.20 m (17' 1") Net Frontage 3.90 m (12' 9") Splay 3.30 m (10' 10") Return Net Frontage 8.45 m (27' 8") Shop & Built Depth 20.55 m (67' 5") Basement (hatch access only – not inspected by Allsop) Ground Floor Retail 119.75 sq m (1,289 sq ft) Ground Floor Ancillary 8.75 sq m (94 sq ft) First Floor Retail 81.15 sq m (873 sq ft) First Floor Ancillary 23.70 sq m (255 sq ft) Second Floor Ancillary 73.05 sq m (786 sq ft) Sub-Total 306.40 sq m (3,297 sq ft)	20 years from 29.09.1995 Rent review every 5th year FR & I	£127,500 p.a.	Reversion 2015
Unit 1 4/8 Market Street	E Moss Ltd (2) (Sub-let to Shuropody Ltd t/a Shuropody)	Gross Frontage 7.25 m (23' 9") Net Frontage 6.00 m (19' 8") Shop & Built Depth 14.35 m (47' 1") Ground Floor Retail 83.25 sq m (896 sq ft) First Floor Ancillary 38.95 sq m (419 sq ft)	25 years from 25.12.1988 Rent review every 5th year FR & I	£47,400 p.a.	Reversion December 2013
Unit 2 4/8 Market Street	White Stuff Ltd (3) (t/a White Stuff)	Gross Frontage 6.50 m (21' 4") Net Frontage 5.60 m (18' 5") Shop & Built Depth 11.55 m (37' 10") Ground Floor Retail 65.80 sq m (708 sq ft) First Floor Ancillary 37.20 sq m (400 sq ft)	25 years from 24.12.1988 Rent review every 5th year FR & I	£40,000 p.a.	Reversion December 2013
Unit 3 4/8 Market Street	Crew Clothing Company Ltd (4) (t/a Crew)	Gross Frontage 6.50 m (21' 4") Net Frontage 5.55 m (18' 3") Shop & Built Depth 11.10 m (36' 5") Ground Floor Retail 59.05 sq m (636 sq ft) First Floor Ancillary 36.25 sq m (390 sq ft) Total 626.9 sq m (6,746 sq ft)	25 years from 25.12.1988 Rent review every 5th year FR & I	£38,400 p.a.	Reversion December 2013

(1) For the year ended 28th August 2010, Monsoon Holdings Ltd reported a pre-tax profit of £68,410,543, shareholders' funds and a net worth of £19,227,879. (Source: riskdisk.com 31.08.2011.) 400 branches nationwide (established 1972) [www.monsoon.co.uk](http://www.monsoon.co.uk)

(2) For the year ended 31st March 2010, E Moss Ltd reported a turnover of £16,200,000, a pre-tax profit of £3,400,000, shareholders' funds of £264,100,000 and a net worth of £262,800,000. (Source: riskdisk.com 31.08.2011.)

(3) For the year ended 1st May 2010, White Stuff Ltd reported a turnover of £83,722,000, a pre-tax profit of £14,554,000, shareholders' funds and a net worth of £5,109,000. (Source: riskdisk.com 31.08.2011.) 50 branches nationwide (established 1988) [www.whitestuff.com](http://www.whitestuff.com)

(4) For the year ended 31st October 2010, Crew Clothing Co. Ltd reported a turnover of £34,638,330, a pre-tax profit of £2,562,949, shareholders' funds of £5,879,198 and a net worth of £5,879,197. (Source: riskdisk.com 31.08.2011.) 42 branches [www.crewclothing.co.uk](http://www.crewclothing.co.uk)

**Total £253,300 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

**Seller's Solicitor** David Treleaven. Tel: 0208 570 3460 Fax: 0208 572 8180.





25/25A High Street