

# Southampton

40/46 Above Bar Street  
Hampshire  
SO14 7GW

- Leasehold Shop Ground Rent Investment
  - City centre location on pedestrianised street
  - Immediately opposite West Quay Shopping Centre
  - Adjacent to Primark
  - Underlet to Sports Direct until 2049
  - No VAT applicable
  - Current Net Rent Reserved
- £8,800 pa**



## Tenure

Leasehold. Held from Borough of Southampton for a term of 97½ years from 1st July 1952 (thus having some 31 years unexpired) at a fixed ground rent of £4,030 per annum.

## 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. The property is situated on the east side of the pedestrianised side of Above Bar Street, between Pound Tree Road and New Road. Occupiers close by include Carphone Warehouse (adjacent), Clarks Shoes, Metro Bank (opposite), Primark (adjacent), WH Smith, Boots, Topshop, Superdrug, HSBC, TK Maxx and NatWest. Directly opposite the property is an entrance to the West Quay Shopping Centre, which is home to Next, H&M, River Island and Pret a Manger, amongst many others.

## Description

This substantial property is arranged on ground and first floors to provide a large retail unit with ancillary accommodation.

The property provides the following accommodation and dimensions:

Ground Floor	1,993.63 sq m	(21,460 sq ft)
First Floor	1,810.16 sq m	(19,485 sq ft)
<b>Total</b>	<b>3,803.00 sq m</b>	<b>(40,935 sq ft)</b>

**NB. Floor areas provided by Vendor.**

## Tenancy

The property is at present let to SDI (SOUTHAMPTON 2) LTD, a subsidiary of Sports Direct plc, for a term of 97.5 years expiring 27th December 2049 at a current gross rent of £12,830 per annum. The lease contains full repairing and insuring covenants. The property is underlet to Sports Direct.

## VAT

VAT is not applicable to this lot.

## Documents

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

## Energy Performance Certificate

There is an EPC for 40-50 Above Bar Street only, stating EPC Rating 98 Band D (Copy available on website).