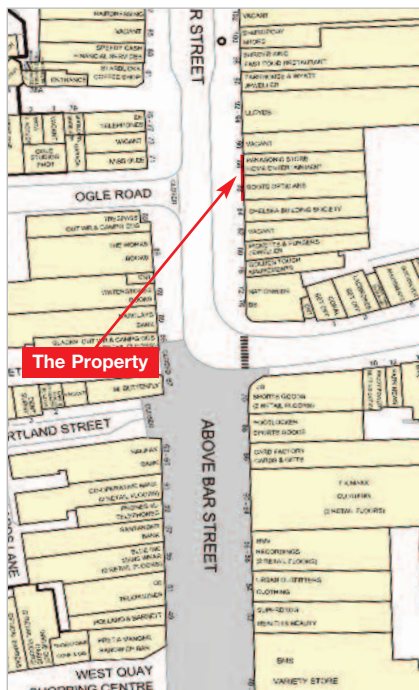


Southampton

86/88 Above Bar Street
Hampshire
SO14 7DT

- Freehold Shop, Restaurant and Ground Rent Investment
- Comprises two shops, a first floor restaurant and residential ground rent
- Part let to Boots Opticians Professional Services Ltd
- Busy location on Above Bar Street
- Rent Reviews from 2015
- Total Current Rent Reserved
£188,100 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location

The city of Southampton is a major commercial and administrative centre and international port with a population of some 196,000. The city is served by the M27 and M3 motorways and has its own airport. The property is situated in a central position on the eastern side of Above Bar Street, opposite its junction with Ogle Road. Occupiers close by include Chelsea Building Society, EE, Starbucks, Burger King, Lloyds Bank, Barclays, Nationwide, Trespas and The Works' new store amongst other national multiples.

Description

The property is arranged on basement, ground and two upper floors to provide two ground floor shop units with a self-contained restaurant at first floor and residential accommodation above which is accessed from the rear. 88 Above Bar Street benefits from a basement which also extends under 86.

VAT

VAT is applicable to this lot.

Buyer's Premium

Buyers will pay 1% + VAT of the sale price as a contribution to the Seller's costs.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
86 Above Bar Street	Boots Opticians Professional Services Ltd	Gross Frontage 6.25 m (20' 6") Net Frontage 5.75 m (18' 10") Shop Depth 22.80 m (74' 9") Built Depth 32.30 m (105' 11")	10 years from 25.03.2006 Rent review in 5th year FR & I	£97,500 p.a.	Reversion 2016
88 Above Bar Street	Purewell Electrical Co Ltd	Gross Frontage 6.30 m (20' 8") Net Frontage 5.55 m (18' 3") Shop Depth 26.60 m (87' 3") Built Depth 31.55 m (103' 6") Basement (under 86 & 88) 156.15 sq m (1,681 sq ft)	10 years from 06.04.2010 Rent review in 5th year FR & I	£55,000 p.a.	Rent Review 2015
First Floor	Yiu Ming Chan	First Floor Restaurant	206.30 sq m (2,221 sq ft)	£35,500 p.a.	Rent Review 2015
Second Floor	Nursling Property Management Ltd	Residential – Flats		£100 p.a.	Reversion 2133
Total £188,100 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

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