

Eastleigh

41/41A Market Street

Hampshire

SO50 5RF

- **Freehold Shop Investment**
 - Entirely let to The Edinburgh Woollen Mill Limited on a lease expiring in August 2020
 - Well located in the heart of the town centre
 - Close to Specsavers, Savers and the Swan Shopping Centre
 - Current Rent Reserved
- £55,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Eastleigh, with a population of 126,000, is situated some 5 miles north of Southampton in this prosperous area of Hampshire. The town has good motorway connections, being adjacent to Junction 13 of the M3 Motorway and Junction 5 of the M27 Motorway. The property is well located on the west side of Market Street, one of the principal shopping streets in the heart of the town centre. The Swan Shopping Centre is a short walk to the south where one of the town's main car parks is located. Occupiers close by include Specsavers, Three Store, Savers, Costa, Tesco and Prezzo amongst many others.

Description
The property is arranged on ground floor only to provide a single storey shop unit with a yard to the rear providing parking for about 3 cars.

The property provides the following accommodation and dimensions:

Gross Frontage	9.3 m	(30' 6")
Net Frontage	8.3 m	(27' 3")
Shop and Built Depth	28.1 m	(92' 2")
Ground Floor	231.8 sq m	(2,495 sq ft)

Tenancy

The entire property is at present let to THE EDINBURGH WOOLLEN MILL LIMITED for a term of 15 years from 25th August 2005 at a current rent of £55,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

The Edinburgh Woollen Mill has 265 mainstream high street stores, 88 speciality tourist shops and 27 destination sites throughout the UK. Website Address: www.ewm.co.uk
For the year ended 25th February 2017, The Edinburgh Woollen Mill Limited reported a turnover of £171.307m, a pre-tax profit of £23.627m, shareholders' funds of £159.853m and a net worth of £159.138m. (Source: Experian 22.12.2017)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

