



Southampton
One Stop Store
Somerset Avenue
Harefield
Hampshire
SO18 5DH

- **Long Leasehold Convenience Store Investment**
- Let on a new lease to One Stop Stores Ltd expiring 2025
- Comprises part of a new mixed use development
- Rent Review 2020
- Current Rent Reserved
£35,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Leasehold. To be held on a new 150 year lease (less 3 days) from completion at a peppercorn ground rent.

Location

Southampton is the main commercial and administrative centre of Hampshire, serving a population of some 210,000, and is located 80 miles south-west of London and 31 miles north-east of Bournemouth. The city benefits from excellent communications, being close to junctions of the M27 and M3 motorways, as well as having mainline rail services to London from Southampton Central. Harefield is a densely populated neighbourhood, just east of Bitterne Village, lying some 3½ miles east of the city centre. Other occupiers close by include Barnardo's.

Description

The property is arranged on ground floor only to provide a newly built convenience store forming part of a new development, the remainder of which is not included in the sale.

The property provides the following accommodation and dimensions:

Ground Floor (GIA) 395.0 sq m (4,251 sq ft)

Tenancy

The property is at present let to ONE STOP STORES LTD for a term of 15 years from 5th October 2015 at a current rent of £35,000 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants by way of service charge.

Tenant Information

No. of Branches: over 700 nationwide.
Website Address: www.onestop.co.uk
For the year ended 28th February 2015, One Stop Stores Ltd reported a turnover of £924.591m, a pre-tax profit of £10.192m and a net worth of £161.07m. (Source: Experian 06.01.2016.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 25 Band A (Copy available on website).



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