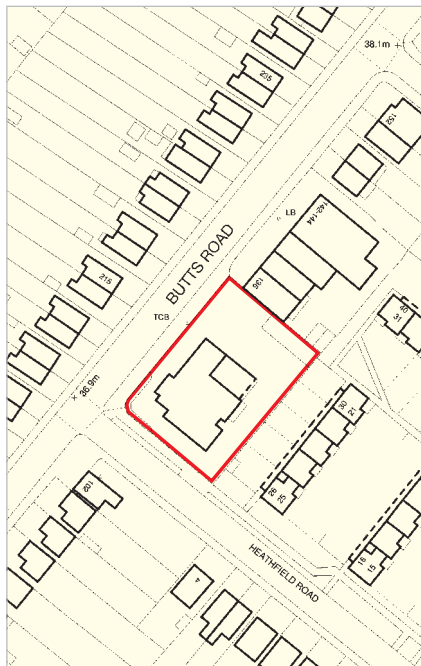


Southampton
Tesco Convenience
Store
Butts Road
Sholing
Hampshire
SO19 1BJ

- **Freehold Retail Investment**
- Let to Tesco Stores Limited
- Lease expires 2032 (1)
- Prominent corner location
- Rent Review 2017
- Current Rent Reserved
£49,500 pa



Tenure
Freehold.

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 the junction of the M27 and M3 as well as having mainline rail services to London from Southampton Central. Sholing is a residential suburb located some 3 miles east of the city centre. Butts Road links with Portsmouth Road (A3025) and Burlesden Road (A3024) and is a short distance west of Junction 8 of the M27 Motorway. The property occupies a prominent corner location on the east side of Butts Road at the junction with Heathfield Road in a densely populated residential area.

Description
The property is arranged on ground and one upper floor to provide a convenience store with ancillary accommodation above. The property has the benefit of a car park for some 12 vehicles.

The property provides the following accommodation and dimensions:

Ground Floor	279.62 sq m	(3,010 sq ft)
First Floor	44.59 sq m	(480 sq ft)
Total	324.21 sq m	(3,490 sq ft)

Tenancy
The entire property is at present let to TESCO STORES LIMITED for a term of 20 years from 2nd March 2012 at a current rent of £49,500 per annum, exclusive of rates. The lease provides for rent reviews every 5th year of the term, linked to RPI collared at 0% and capped at 4% per annum compounded and contains full repairing and insuring covenants. The lease contains a tenant's option to break in 2022 and 2027 (1).

Tenant Information
For the year ended 25th February 2012, Tesco Stores Limited reported a turnover of £41,981m, a pre-tax profit of £2,126m, shareholders' funds of £7,048m and a net worth of £6,894m. (Source: riskdisk.com 21.02.2013.)

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.