



**Tenure**

Freehold.

**Location**

The popular resort town of Lymington is located 16 miles south-west of Southampton, 14 miles east of Bournemouth and via the ferry, 6 miles north of the Isle of Wight. The town is situated on the A337 which in turn connects to the M27 (Junction 1), 12 miles to the north. The M27 links with the M3 which provides access to the M25 and London to the north.

The property is situated in the town centre on High Street, the main retailing thoroughfare of the town, close to its junction with Anchor Mews. Occupiers close by include HSBC and Waterstones (adjacent), Boots, Tesco, White Stuff, Barclays, W H Smith, NatWest, Lloyds, Fat Face, Caffè Nero and Carphone Warehouse.

**Description**

The property is arranged on ground and two upper floors to provide a large ground floor shop with ancillary staff/storage accommodation at part first floor. The remainder of the first floor and the second floor provide a self-contained maisonette, which is accessed from High Street.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>9.70 m</b>	<b>(31' 10")</b>
<b>Net Frontage</b>	<b>7.30 m</b>	<b>(23' 11")</b>
<b>Shop Depth</b>	<b>37.90 m</b>	<b>(124' 4")</b>
<b>Built Depth</b>	<b>71.00 m</b>	<b>(232' 11")</b>
<b>Ground Floor</b>	<b>498.00 sq m</b>	<b>(5,360 sq ft)</b>
<b>Part First Floor</b>	<b>42.00 sq m</b>	<b>(452 sq ft)</b>
<b>Part First and Second Floor Maisonette comprising 6 Rooms, Kitchen, Bathroom, WC and Store Room</b>		

**Tenancy**

The entire property is at present let to SUPERDRUG STORES PLC for a term of 5 years from 29th September 2013 at a current rent of £77,500 per annum. The lease contains full repairing and insuring covenants.

(1) There is a three month rent free period. The Vendor will 'top-up' the rent such that the Purchaser will effectively receive £77,500 from completion until 29th December 2013.

**Tenant Information**

Superdrug are the UK's second largest beauty and health retailer currently operating over 900 stores in England, Scotland, Wales, Northern Ireland and the Republic of Ireland. They currently have 226 in-store pharmacies. Website Address: [www.superdrug.com](http://www.superdrug.com) For the year ended 29th December 2012, Superdrug Stores plc reported a turnover of £1.021bn, a pre-tax loss of £3.97m, shareholders' funds of £121.5m and a net worth of £106.9m. (Source: riskdisk.com 22.08.2013)

**VAT**

Please refer to the Special Conditions of Sale.

**Documents**

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

**Energy Performance Certificate**

EPC Rating 72 Band C (Copy available on website).

**Lymington**  
**104 High Street**  
**Hampshire**  
**SO41 9AP**

- **Attractive Freehold Shop Investment**
- **Town centre location**
- **Recently renewed lease to Superdrug Stores plc expiring in 2018**
- **Adjacent to HSBC and opposite Boots Optician**
- **Includes large self-contained maisonette**
- **Current Rent Reserved**  
**£77,500 pa <sup>(1)</sup>**

On the instructions of J Gershinson FRICS and A Packman MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda