



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 situated on the west side of Leigh Road, a short distance from the railway station and the junction with Market Street, one of the town's main shopping streets.

Occupiers close by include Lloyds, Barclays and NatWest banks, Boots Pharmacy, Coffee #1, Sainsbury's, Superdrug, Martins and Coral.

Description

The property is arranged on ground and one upper floor. The ground floor provides a banking hall with office accommodation to the rear, whilst the first floor provides a staff room, storage and male and female WCs. Car parking for circa 10 cars is available via the service yard to the rear, if parked in tandem.

The property provides the following accommodation and dimensions:

Gross Frontage	11.20 m	(36' 9")
Shop Depth	14.35 m	(47' 1")
Built Depth	21.75 m	(71' 4")
First Floor	55 sq m	(592 sq ft)

Tenancy

The entire property is at present let to HSBC BANK PLC for a term of 15 years from 15th November 2006 at a current rent of £35,000 per annum. The lease provides for rent reviews every fifth year and contains full repairing and insuring covenants, subject to a schedule of condition. The lease contains a tenant's option to break at the 10th year which was not exercised and contains an option for HSBC to take a new lease for a further term of 15 years on the same terms, but with a rent review on the second day of the term.

Tenant Information

Website: www.hsbc.co.uk

For the year ended 31st December 2015, HSBC Bank plc reported a pre-tax profit of £2.969bn, shareholders' funds of £37.497bn and a net worth of £30.486bn.

(Source: Experian 31.08.2016)

Planning

The property may have potential to extend by adding an additional storey, subject to the necessary consents. All enquiries should be made via Eastleigh Borough Council. Tel: 02380 688000.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 87 Band D (Copy available on website).

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 28th September. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 166 Eastleigh**.

Eastleigh

3 Leigh Road Hampshire SO50 9YW

- Freehold Bank Investment
- Let to HSBC Bank plc
- Town centre location
- Potential redevelopment (subject to consent)
- No VAT applicable
- Rent Review November 2016
- Current Rent Reserved

£35,000 pa

**SIX WEEK COMPLETION
AVAILABLE**

