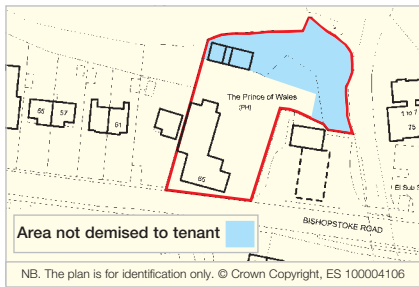


**Bishopstoke
Tesco Express
(formerly The Prince
of Wales)
65 Bishopstoke Road
Eastleigh
Hampshire
SO50 6LA**

- Well Located Freehold Convenience Store Investment
- Majority let to Tesco Stores Limited on a new lease expiring 2032 (2)
- Large site with part Vacant Possession
- Rent Review 2017
- Current Rent Reserved **£50,460 pa**



Artist's Impression

Tenure
Freehold.

Location
Bishopstoke is situated in the Itchen Valley, midway between Winchester and Southampton immediately to the east of Eastleigh. Access to the M27 is at Junction 13 (1.5 miles to the west) and rail services are available at Eastleigh Station. Bishopstoke Road forms B3037 and the property is situated close to the junction with Fairdale Road and Riverside, close to the river crossing, adjacent to a petrol filling station.

Description
The property is arranged on ground and one upper floor to provide a detached public house in the process of being refurbished as a Tesco Convenience Store. The property benefits from a deep site to provide customer parking.

A part of the site to the rear, which is not demised to the Tenant, contains a former accommodation unit, ancillary to the former public house.

VAT
VAT is applicable to this lot.

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

Viewings
Viewings are by appointment only, please e-mail your request with full contact details to viewings@allso.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 81 Bishopstoke.**

| Building. | Present Lessee | Accommodation | | | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|---------------------------|--------------------------|--|---------------|---------------|--|------------------------|---------------------------|
| Former Pub | Tesco Stores Limited (1) | Gross Frontage | 13.83 m | (45' 4") | 20 years from 26.04.2012 Rent review every 5th year FR & I Lessee's break option after 10 years (2) | £50,460 p.a. | Rent Review 2017 |
| | | Max Built Depth | 25.40 m | (83' 4") | | | |
| | | Ground Floor | 239.6 sq m | (2,580 sq ft) | | | |
| | | First Floor | 167.2 sq m | (1,800 sq ft) | | | |
| | | Site Area Approximately | 0.12 hectares | (0.3 acres) | | | |
| Former Accommodation Unit | VACANT | Former Accommodation Unit Ground Floor (GEA approx) | 65 sq m | (700 sq ft) | - | - | - |
| | | Site | 0.068 ha | (0.17 acre) | | | |

(1) Tesco Stores Limited, for the year ended 26th February 2011, reported a turnover of £40.149 billion, a pre-tax profit of £2.24 billion, shareholders' funds of 7.12 billion and a net worth of £6.946 billion. (Source: riskdisk.com 30.05.2012.)

Total £50,460 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
Seller's Solicitor Ms K Green, Addleshaw Goddard LLP. Tel: 0207 160 3343 Fax: 0207 606 4390
e-mail: kathryn.green@addleshawgoddard.com



Artist's Impression