



Tenure

Freehold.

Location

Havant is a south coast town situated some 9 miles from Portsmouth and 22 miles east of Southampton. The town serves a population of some 50,000 and benefits from good road access being on the A27, which links to the M27, a short distance to the west. The property is situated on the north side of the pedestrianised West Street, the main retail thoroughfare in the town, and close to an entrance to the Meridian Shopping Centre. Occupiers close by include New Look (opposite), Specsavers, Clarks Shoes, McDonald's, J D Wetherspoon, Boots, Nationwide, Costa, Greggs and NatWest among many others. Havant Bus Station is immediately to the rear of the property and a large multi-storey car park is within 100 metres.

Description

The property is arranged on ground and two upper floors to provide two ground floor shops with ancillary accommodation at first floor level. The second floor provides residential accommodation.

The property provides the following accommodation and dimensions:

30 West Street (t/a Superdrug)

Ground Floor	493.3 sq m	(5,310 sq ft)
First Floor	80.6 sq m	(868 sq ft)

Second Floor – Residential

28A West Street (t/a Phones 4U)

Ground Floor	61.3 sq m	(660 sq ft)
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NB. Not inspected by Allsop. Areas taken from www.2012.voa.gov.uk

Tenancy

The entire property is at present let to SUPERDRUG STORES PLC for a term of five years from 25th March 2012 at a current rent of £59,500 per annum. The lease contains full repairing and insuring covenants. 28A West Street has been sub-let to Phones 4U.

Tenant Information

Superdrug are the UK's second largest beauty and health retailer currently operating over 900 stores in England, Scotland and Wales, Northern Ireland and the Republic of Ireland. We currently have 226 in-store pharmacies (Source: www.superdrug.com).

For the year ended 29th December 2012, Superdrug Stores plc reported a turnover of £1,021,021,000, a pre-tax loss of £3,977,000, shareholders' funds of £121,542,000 and a net worth of £106,905,000. (Source: riskdisk.com 08.11.13.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Havant

28-30 West Street

Hampshire

PO9 1PG

- **Well Located Freehold Shop Investment**
- **Comprising two shops and residential accommodation**
- **Entirely let to Superdrug Stores Plc**
- **Pedestrianised town centre position, close to Meridian Shopping Centre opposite New Look**
- **Close to Havant Bus Station and a large multi-storey car park**
- **Reversion 2017**
- **Current Rent Reserved**
£59,500 pa

SIX WEEK COMPLETION AVAILABLE

