



SITUATION

Occupying a prominent trading position in the town centre, close to the prime pedestrianised Above Bar Street and the **West Quay Shopping Centre**, and amongst such multiples as **Laura Ashley, Primark, Debenhams, Betfred, Bella Italia, Poundland** and many others, whilst overlooking the open spaces of **Houndwell Park**.

Southampton is a busy commercial centre located on the south coast, well served by transport links including the A27 which links to the M27 motorway.

PROPERTY

An imposing mid terrace building comprising **3 Ground Floor Shops (No 24 having a huge Basement Retail area below all the shops)**, plus separate front access to **6 Self-Contained Flats (4 x 2 Beds & 2 x 1 Beds)** on the first and second floors.

In addition, the property benefits from rear vehicular access via York Walk for unloading.

VAT is NOT payable in respect of this Lot

FREEHOLD

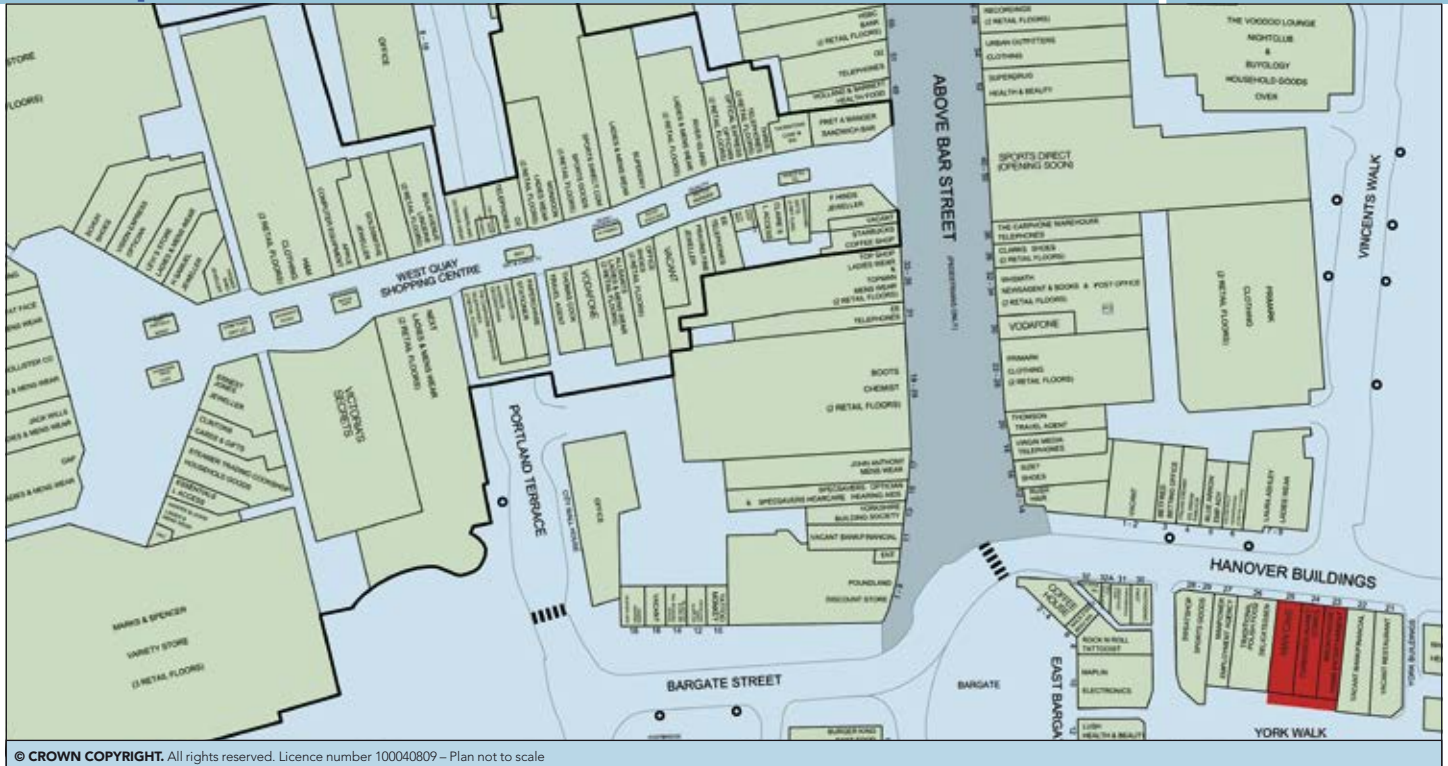
Note: The upper floors were converted from Offices to 6 Flats in 2014.



£121,340 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

* Refer to Point 9 in the 'Notice to all Bidders' page



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Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 23 (Ground Floor Shop)	Gross Frontage 22'11" Internal Width 21'4" Shop Depth 60'2" Built Depth 78'7" Area Approx 1,730 sq ft 2 WCs	Caversham Trading Ltd (t/a Brighthouse – having over 300 branches) (T/O for Y/E 31/03/15 £67.5m, Pre-Tax Profit £2.78m and Shareholders' Funds £70.78m)	10 years from 25th March 2011	£30,000	FRI
No. 24 (Ground Floor Shop & Basement)	Ground Floor Shop Gross Frontage 16'8" widening at rear to 20'2" Internal Width 15'11" Shop Depth 71'2" Area Approx. 1,185 sq ft Basement Area Approx. 3,200 sq ft 2 WCs	Forbidden Planet Ltd (having 9 branches) (T/O for Y/E 31/12/14 £16.055m, Pre-Tax Profit £1.002m and Shareholders' Funds £3.24m) (with guarantor from Titan Entertainment Group Ltd – T/O for Y/E 31/12/14 £33.2m, Pre-Tax Profit £907,000 and Shareholders' Funds £11.5m)	15 years from 12th October 2007	£29,000	IRI Rent Review 2017
No. 25 (Ground Floor Shop)	Gross Frontage 13'0" Internal Width 12'10" Shop Depth 40'6" Built Depth 70'8" Area Approx. 800 sq ft 2 WCs	Man Cave Male Grooming Ltd (Hairstylist)	5 years from 9th November 2015	£15,000	FRI
Flat 1 (First Floor Flat)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC	Individual	6 months from 14th January 2016	£8,700	AST
Flat 2 (First Floor Flat)	1 Bedroom, Living Room/Kitchen, Shower Room/WC	Individual	6 months from 30th October 2015	£6,240	AST
Flat 3 (First Floor Flat)	1 Bedroom, Living Room/Kitchen, Shower Room/WC	Individual	6 months from 16th December 2015	£6,480	AST
Flat 4 (First Floor Flat)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC	2 Individuals	1 year from 16th November 2015	£8,640	AST
Flat 5 (Second Floor Flat)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC	2 Individuals	1 year from 31st May 2015	£8,640	AST
Flat 6 (Second Floor Flat)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC	2 Individuals	1 year from 31st January 2016	£8,640	AST
TOTAL				£121,340	

ELLIS AND PARTNERS
INDEPENDENT AUCTIONEERS, ESTATE AGENTS & PROPERTY MANAGERS

JOINT AUCTIONEERS
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VENDOR'S SOLICITORS
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