



SITUATION

Located in Hythe town centre on this pedestrianised retail thoroughfare amongst such multiples as **Waitrose, McColls, Post Office, Superdrug, Lloyds Bank, Oxfam** and **Costa Coffee** approx. 3 miles south of Southampton city centre.

Hythe is an attractive historic village lying on the western shore of Southampton water abutting the New Forest with regular passenger ferry services to Southampton.

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

PROPERTY

A mid terrace building comprising a **Deep Ground Floor Shop** with internal access to **Ancillary Storage** at first floor level.

In addition, the property benefits from use of a rear service area.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	24'8"
Internal Width	23'6"
Shop Depth	70'4"
Area	Approx. 1,640 sq ft

First Floor Store

Area	Approx. 545 sq ft
WC	

Total Area **Approx. 2,185 sq ft**

TENANCY

The entire property is let on a full repairing and insuring lease to **Boots UK Limited (having approx. 2,500 branches) (T/O for Y/E 31/8/17 £6.84bn, Pre-Tax Profit £498m and Shareholders' Funds £1.77bn)** for a term of 10 years from 1st May 2017 (**in occupation since 1994 – renewal of a previous lease**) at a current rent of **£30,500 per annum exclusive**.

Rent Review and Tenant's Break 2022

***Reserve below £350,000**

In same ownership for 23 years
6 week completion

View from the property



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885.

Joint Auctioneers

R H Rose Associates
Tel: 020 8954 9288 Ref: Robert Rose
Email: robert@rhroseassociates.co.uk

Vendor's Solicitors

Greenwoods GRM LLP
Tel: 020 7242 0631 Ref: David Schreiber
Email: dschreiber@greenwoodsgm.co.uk

£30,500 per annum

The Surveyors dealing with this property are
Steven Grossman and Jonathan Ross

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneer an administration fee of £750 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**