Lot 9

21/21a Market Street, Eastleigh, Hampshire SO50 5RH

***Guide: £250,000**
Gross Yield 12.4%
By Order of Charitable Trustees
6 week completion



SITUATION

Close to the junction with Leigh Road in the heart of the town centre, adjacent to **Kokoro** and **Connells**, opposite **Santander** and amongst other multiples such as **Vision Express**, **Costa Coffee**, **Superdrug** and **Greggs**.

Eastleigh is a popular market and commuter town situated 5 miles north-east of Southampton and 10 miles south of Winchester, benefiting from excellent road communications via the M3 (Junction 13) and M27 (Junction 5).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor. In addition, the property includes an off-street **Parking Area** at the rear.

VAT is applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation[1]	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 15'7" Built Depth 61'0" WC Area Approx. 801 sq ft	**Shaw Trust Limited (The)** (see Tenant Profile)	5 years from 8th October 2025 (in occupation since at least 2003)	£19,000	Repairing & Insuring. **Tenant's Break October 2028**
First Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC Area Approx. 474 sq ft	**Individual**	Periodic Tenancy	£12,000	
				Total: £31,000	

[1]Not inspected by Barnett Ross. Shop area taken from VOA and Flat area taken from EPC.

TENANT PROFILE

Shaw Trust is a leading employment charity supporting hundreds of thousands of people to achieve their full potential, with 24 branches on UK high streets – visit: www.shawtrust.org.uk

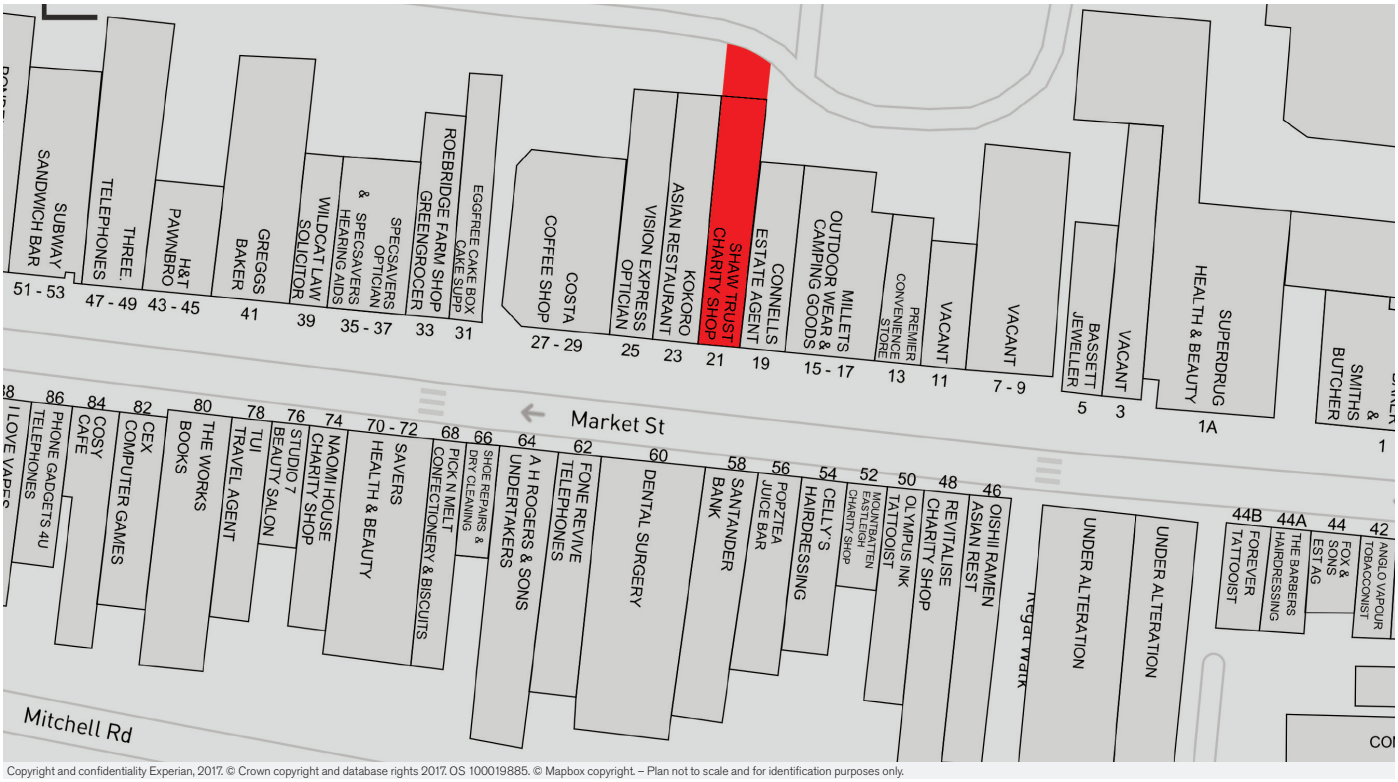
For the Y/E 31/08/2025 Shaw Trust reported a Turnover of £291m, a Pre-Tax Profit of £2.2m and Shareholders' Funds of £243.7m.











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£31,000 per annum

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

Vendor's Solicitors
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