

Lot 29, 52 Market Street, Eastleigh, Hampshire SO50 5RB

For sale by Auction on 3rd November 2022 (unless sold or withdrawn prior)



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Property Information

Freehold Retail and Residential Investment

- Shop let to Sailors' Society (a Registered Charity)
- Shop lease expires November 2026 (no breaks)
- Residential flat above let on an AST
- Planning permission for change of use of ground floor rear storage area to Residential

Lot

29

Auction

3rd November 2022

Rent

£33,920 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles 6 miles north of Southampton, 21 miles north-west of Portsmouth
Roads M3, M27
Rail Eastleigh Railway Station
Air Southampton Airport

Situation

The property is situated in Eastleigh Town Centre, which runs parallel to the High Street, and is a short walk to The Swan Shopping Centre. Nearby occupiers include H&M, Ernest Jones, KFC, McDonalds, Tesco Express, Sainsbury's, Caffè Nero, Costa Coffee and a JD Wetherspoon.

Tenure

Freehold.

EPC

Band D

Description

The property comprises a ground floor shop with a separately accessed one bedroom residential flat on the first floor, accessed from Mitchell Road.

VAT

VAT is applicable to this lot.

Planning

Planning has been granted for the change of use of ground floor rear storage area from Retail (A1) to Residential (C3). All enquiries should be made with Eastleigh Borough Council. (www.eastleigh.gov.uk) (Phone: 023 8068 8000) (Application: PN/20/87663)

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	103.10	(1,110)	SAILORS' SOCIETY (2)	10 years from 1st December 2016	£26,000
First	Residential Flat - 1 bed flat	-	(-)	TWO INDIVIDUALS	AST at £660 pcm	£7,920
Total Commercial Area		103.10	(1,110)			£33,920

(1) Areas provided by VOA (www.gov.uk/business-rates)

(2) Founded almost 200 years ago, Sailors Society is a Charity supporting and caring for Seafarers. (www.sailorssociety.org). The tenant is not currently in occupation.

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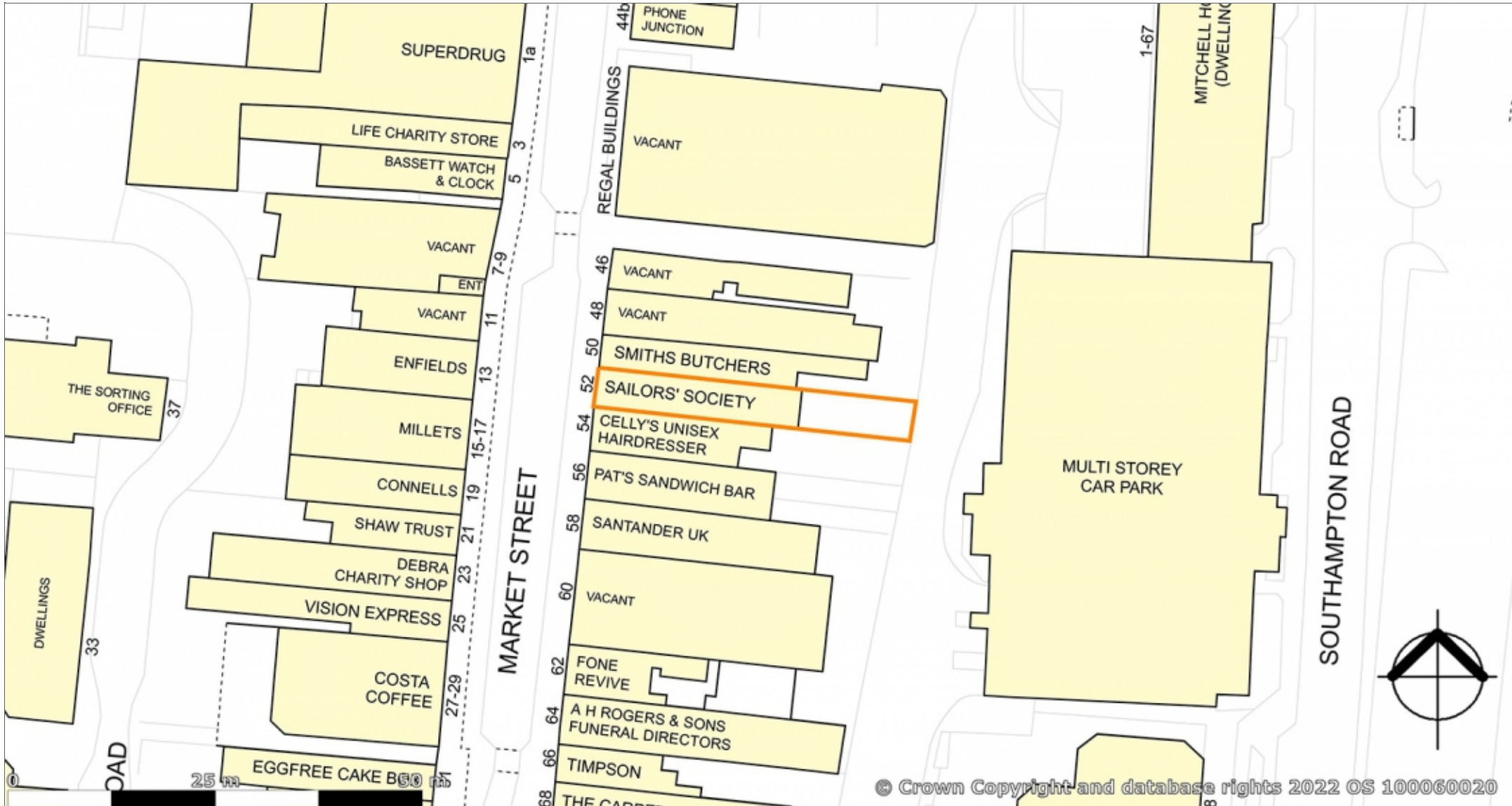
**Lot 29, 52 Market Street, Eastleigh,
Hampshire SO50 5RB**

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September 2020