

Lot 6, Friary House 36, Middle Brook Street, Winchester, Hampshire SO23 8DQ

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



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Property Information

Leisure Investment in Affluent and Historic City

- Let to New Energy Fitness Limited until January 2028
- Lease outside of the Security of Tenure Provisions of the L&T Act 1954
- Tenant in occupation since 2013
- Includes rear car park used as outside studio
- Approximately 654.29 sq m (7,043 sq ft)
- Central location near the High Street and Brookes Shopping Centre
- Major occupiers nearby include Primark, Sainsbury's, McDonald's, Marks and Spencer, Starbucks and KFC

Lot

6

Auction

30th March 2023

Rent

£85,000 per Annum Exclusive
(3)

Sector

Leisure

Status

Available

On Behalf of a Major Fund

Auction Venue

Live Streamed Auction

Location

Miles

12 miles north of Southampton, 17 miles south of Basingstoke

Roads

A31, A34, A303, M3 (Junction 9-11)

Air

Bournemouth Airport, London Heathrow

Situation

The property is situated in a central location on Middle Brook Street at its junction with Cossack Lane, approximately 100 metres north of the High Street and the 20 unit Brookes Shopping Centre. The property also benefits from being opposite the 140 space Middle Brook Street Car park.

Major occupiers nearby include Primark, Sainsbury's, McDonald's, Marks and Spencer, Starbucks and KFC.

Tenure

Long Leasehold. Held from Winchester City Council for a term of 125 years expiring on 21/12/2101 at a fixed peppercorn rent.

EPC

Band B

Description

The property is an attractive Grade II listed building with a 2 storey extension, comprises leisure accommodation on the ground and first floors.

The property also benefits from on site car parking for approximately 10 cars currently being used as an outside studio and from being directly opposite the Middle Brook Public Car Park.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas (Approx sq m) (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.	(Reversion)
Ground First	Leisure Leisure	389.36 264.93	(4,191) (2,852)	NEW ENERGY FITNESS LIMITED (CRN 07921586) (2) with personal guarantees	5 years from 30/01/2023 (2) (3)	£85,000	(30/01/2028)
Total Approximate Floor Area		654.29	(7,043)			£85,000	

(1) The floor areas stated above are those published by the Valuation Office Agency (https://www.tax.service.gov.uk/business-rates-find/search?_ga=2.256856075.145687116.1676888703-583597255.1671190025)

(2) New Energy Fitness Limited is an independent fitness centre that offers state of the art gym facilities, a range of classes, personal training and a wide range of physical therapists. See <https://www.newenergyfitness.co.uk/>.

(3) The lease benefits from being outside of the security of tenure provisions act 1954.

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**Lot 6, Friary House 36, Middle Brook Street, Winchester,
Hampshire SO23 8DQ**

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**Lot 6, Friary House 36, Middle Brook Street, Winchester,
Hampshire SO23 8DQ**

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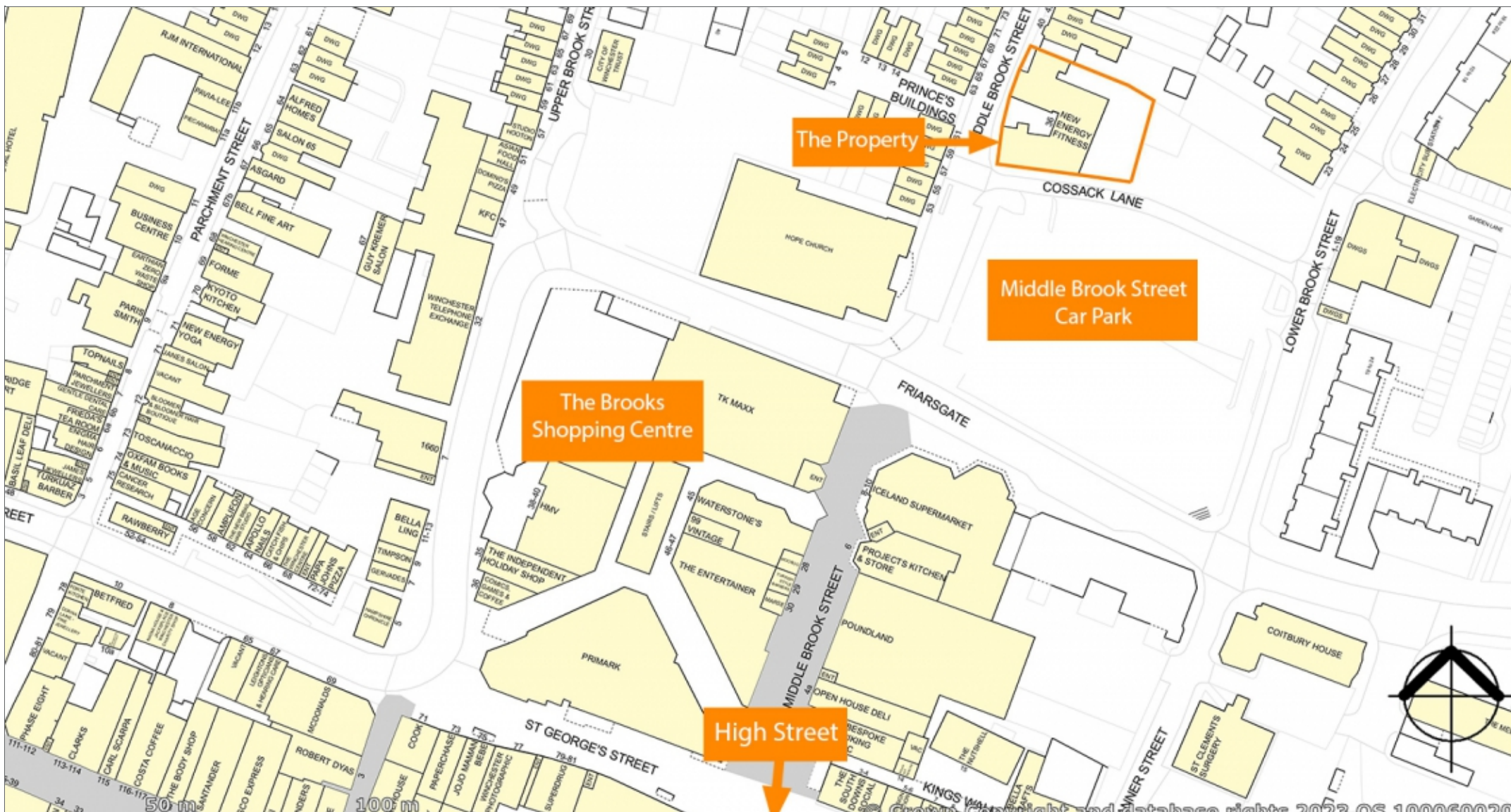
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www.acutus.co.uk

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September 2020