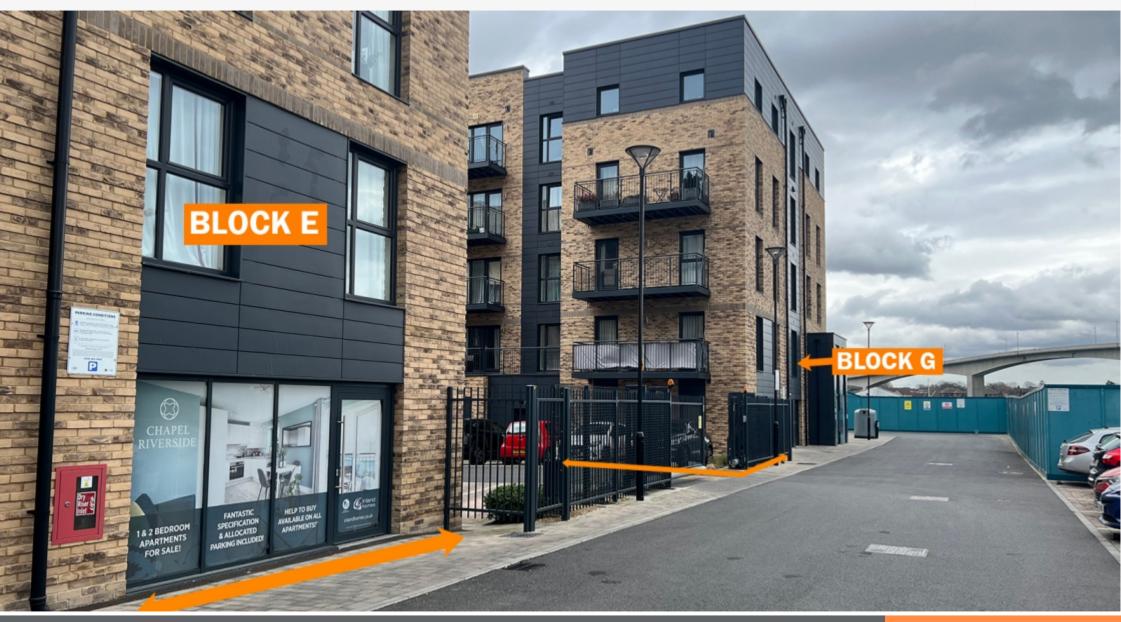
Hampshire SO14 5BW

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)





Two Ground Floor Commercial Units Invesment

Hampshire SO14 5BW

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)





Property Information

Two Ground Floor Commercial Units Invesment		Location		Description		
	until 2027 (no breaks) ential Development velopment Overlooking River Itchen	Miles Roads Rail Air	13 miles south-west of Winchester, 18 miles north-west of Portsmouth, 75 miles south-west of London A3025, A33, A3024, M271 Southampton Central Railway Station Southampton International Airport	The property comprises two ground floor commercial units, both let under one lease, forming part of the recent Chapel Riverside residential development. One unit forms part of Block E and the other Block G. The units are both finished to a shell specification with capped services and suitable for a range of business uses including office, retail, storage, leisure and medical.		
Occupational lease is outside	 Within 200 yards of St. Mary's Stadium (Southampton FC) Occupational lease is outside the security of tenure provision of the Landlord and Tenant Act 1954 			VAT		
Lot	Auction	Situation		VAT is applicable to this lot.		
45 Rent	30th March 2023 Status	The property is located in the Chapel area of Southampton, forming part of the Chapel Riverside residential development on the eastern side of the B308, close to its junction with the A3025 and overlooking the River Itchen. The property is situated in Blocks E and G of the development, fronting Thomas Black Avenue.		Completion Period		
£8,400 per Annum Exclusive	Available			Six week completion		
Sector Office	Auction Venue Live Streamed Auction	Tenure	ehold.			

On Behalf of a Major Developer

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Commercial Unit Block E Commercial Unit Block G	Ground Ground	Retail Retail	38.60 38.60		SPARKLE CLEANING NEW- FOREST AND SOUTH COAST LIMITED (CRN: 11405512)	5 years from 26/05/2022 (1) (2)	£8,400
Total Approximate Floor Area			77.20	(830)			£8,400

(1) The lease provides for a tent option to determine the lease on 26/05/2025 upon serving three month's notice.

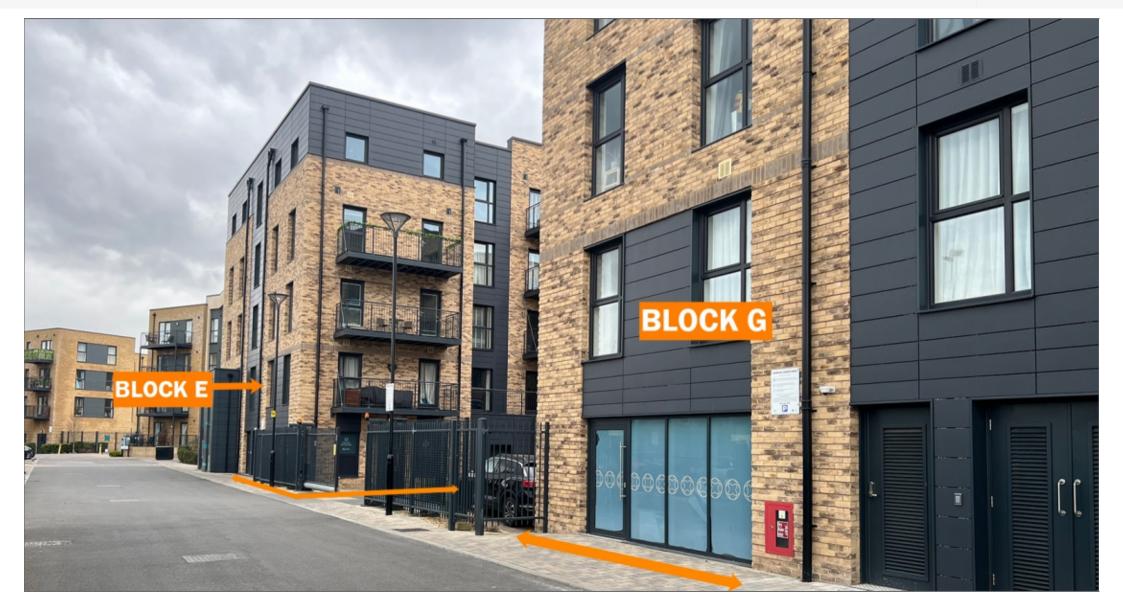
(2) The lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954.



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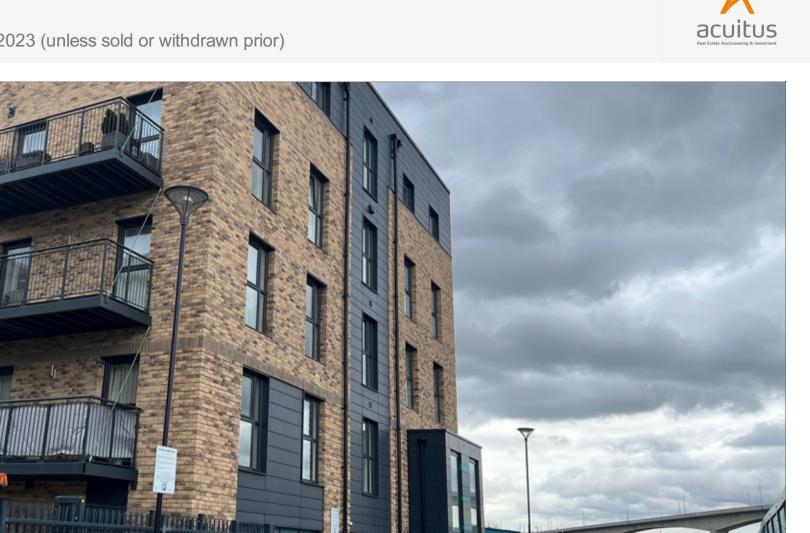
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