

Lot 45, Commercial Unit Block E & Commercial Unit Block G, Chapel Riverside, Old Mill Lane, Southampton, Hampshire SO14 5BW

For sale by Auction on 30th March 2023 (unless sold or withdrawn prior)



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## Property Information

### Two Ground Floor Commercial Units Investment

- Two Ground Floor Commercial Units
- Both Units Let on one Lease until 2027 (no breaks)
- Forming part of a major Residential Development
- Attractive new Residential Development Overlooking River Itchen
- 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

#### Lot

45

#### Auction

30th March 2023

#### Rent

£8,400 per Annum Exclusive

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

On Behalf of a Major Developer

### Location

#### Miles

13 miles south-west of Winchester, 18 miles north-west of Portsmouth, 75 miles south-west of London

#### Roads

A3025, A33, A3024, M271

#### Rail

Southampton Central Railway Station

#### Air

Southampton International Airport

### Situation

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.

### Tenure

Long Leasehold.

### Description

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.

### VAT

VAT is applicable to this lot.

### Completion Period

Six week completion

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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	(415) (415)	SPARKLE CLEANING NEW- FOREST AND SOUTH COAST LIMITED (CRN: 11405512)	5 years from 26/05/2022 (1) (2)	£8,400
<b>Total Approximate Floor Area</b>			<b>77.20</b>	<b>(830)</b>			<b>£8,400</b>

(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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## Contacts

### Acuitus

#### Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

#### Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

#### Gateley Legal

The Blade

Reading

Berkshire

RG1 3BE

#### Thomas Platt

07872149472

[tom.platt@gateleylegal.com](mailto:tom.platt@gateleylegal.com)

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