

# Lot 40, The Station, 36-40 High Street, Eastleigh, Hampshire SO50 5LE

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



Freehold Long Let Public House Investment with Annual CPI Increases

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Long Let Public House Investment with Annual CPI Increases

- Strategic and Prominent Town Centre Location on High Street
- Let to Barley Pub Company Limited expiring November 2044 (no breaks) with a guarantee from Stonegate Pub Company Limited, Hops Pub Company Limited and Town and City Pub Group Limited
- Annual CPI Rental increases subject to a minimum of 1% and maximum of 4%
- Comprising 7,639 sq. ft. (709.68 sq. m.) over Ground and First Floors
- Nearby Occupiers include McDonald's, Pizza Hut, Caffè Nero, Iceland Supermarket, JD Sports and a JD Wetherspoon

#### Lot

40

#### Auction

21st September 2023

#### Rent

£59,236 per Annum Exclusive

#### Status

Available

#### Sector

Public House

#### Auction Venue

Live Streamed Auction

On Behalf of a Major Fund

### 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 on the east side of the High Street, being a short walk from the popular Swan Shopping Centre and Eastleigh Railway Station. Nearby Occupiers include McDonald's, Pizza Hut, Caffè Nero, Iceland Supermarket, JD Sports and a JD Wetherspoon.

### Tenure

Freehold.

### EPC

See Legal Pack

### Description

Public House arranged over ground and first floors. The property benefits from loading to the rear via Wells Road.

### VAT

VAT is applicable to this lot.

### Completion Period

Six Week Completion

#### DISCLAIMER

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Public House Public House/Ancillary	359.72 349.96	(3,872) (3,767)	BARLEY PUB COMPANY LIMITED (CRN 06457362) with guarantee from STONEGATE PUB COMPANY LIMITED (CRN FC029833) (1), HOPS PUB COMPANY LIMITED (CRN 06457363) and TOWN AND CITY PUB GROUP LIMITED (CRN 06433242)	999 years from 01/11/2001 but the Tenant has served a break notice to break the lease on 13/11/2044	£59,236.25	13/11/2023 and annually thereafter (2)
<b>Total</b>		<b>709.68</b>	<b>(7,639)</b>			<b>£59,236.25</b>	

(1) Following the acquisition of EI Group, Stonegate Pub Company is now the largest pub company in Britain with over 4,500 sites. The company operates traditional pubs in both high street and suburban locations, as well as leading branded bars including Slug & Lettuce, Yates, Walkabout and Be At One ([www.stonegategroup.co.uk](http://www.stonegategroup.co.uk))

(2) The rent reviews are linked to annual CPI uplifts subject to a minimum of 1% and a maximum of 4%.

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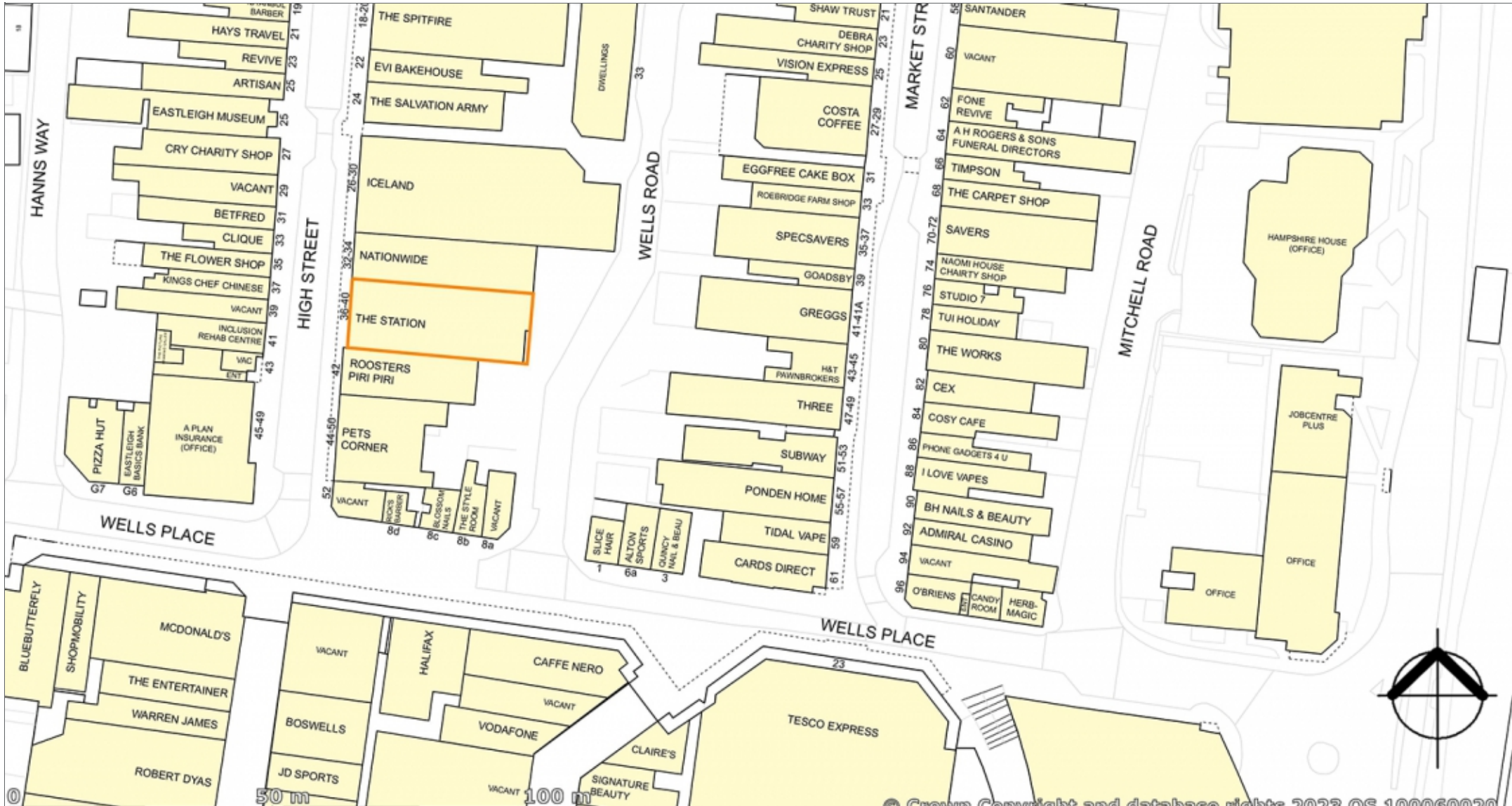
**Hampshire SO50 5LE**

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## Contacts

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September 2020