**SO23 8AT** 

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)





**Freehold Retail Investment** 

www.acuitus.co.uk

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#### **Property Information**

#### Freehold Retail Investment • Let to Cancer Research until March 2028 • Comprises ground floor shop with first and basement floor ancillary accommodation March 2023 break not exercised • Approximately 113.74 sq m (1,223 sq ft) Highly affluent cathedral city • Prominent city centre location • Nearby occupiers include The Ivy, McDonalds, WHSmith, Tesco Express and Caffe Nero VAT Free Investment Lot Auction 13th February 2025 Rent Status £21,800 per Annum Exclusive Available Sector **Auction Venue** High Street Retail Live Streamed Auction On Behalf of SIPP Trustees

Miles	67 miles south-west of London, 12 miles north of Southampton, 17 miles south of Basingstoke					
Roads	M3 (Junctions 9-11), A31, A34, A303					
Rail	Winchester Railway Station					
Air	Bournemouth Airport, London Heathrow Airport					
Situation						
prominently town centre	is a highly affluent and historic cathedral city. The property is situated on the eastern side of Parchment Street in the heart of the close to its junction with St George's Street and High Street. Nearb clude The Ivy, McDonalds, WHSmith, Tesco Express and Caffe					
Nero.						
Nero. Tenure						

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The property comprises a ground floor shop with ancillary accommodation to the first and basement floors.

#### VAT

VAT is not applicable to this lot.

#### DISCLAIME

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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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 Basement First	Retail Ancillary Ancillary	53.43 22.69 37.62	(575) (244) (404)	CANCER RESEARCH UK (1)	10 years from 25/03/2018	£21,800	25/03/2023
Total		113.74	(1,223) (2)			£21,800	

<sup>(1)</sup> Cancer Research UK operate from almost 600 locations and for the year ending 31/03/2024 reported a Turnover of £684,300,000, a Pre-Tax Profit of £25,300,000 and a Net Worth of £398,500,000 (NorthRow 06/01/2025).

<sup>(2)</sup> The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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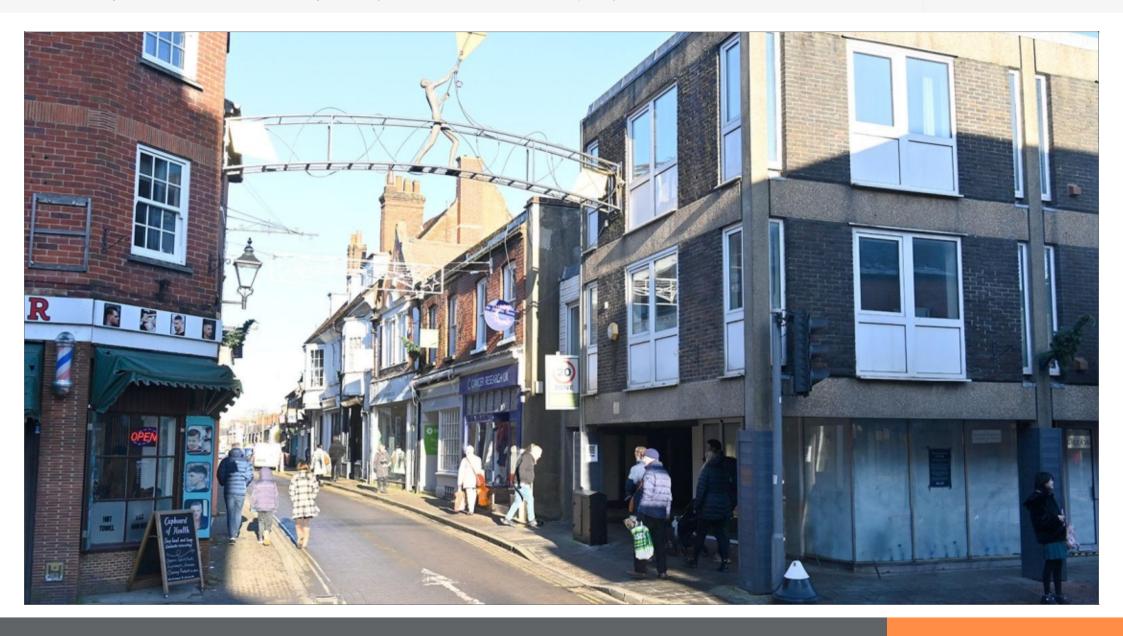




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#### **Contacts**

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#### **Seller's Solicitors**

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