

**Lot 29, 8A High Street, Cosham, Portsmouth,
Hampshire PO6 3BZ**

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



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Property Information

Town Centre Retail Investment

- Let to the British Heart Foundation with no break clause
- Town Centre Location
- Approximately 157.90 sq m (1592 sq ft)
- Nearby occupiers include Tesco, Lloyds, Superdrug, Costa, Burger King, Greggs, Ladbrokes, Hays Travel and a number of public car parks

Lot

29

Auction

27th March 2025

Rent

£19,260 per Annum Exclusive

Status

Available

Sector

Retail, High Street Retail

Auction Venue

Live Streamed Auction

On Behalf of SIPP Trustees

Location

Miles

3 miles north of Portsmouth, 15 miles east of Southampton, 73 miles south of London

Roads

M27, A27, A3, A3(M)

Rail

Cosham Railway Station

Air

Southampton Airport

Situation

The property is prominently situated on the west side of the High Street, close to its junction with Spur Road. Neighbouring occupiers include Tesco, Lloyds, Superdrug, Costa, Burger King, Greggs, Ladbrokes, Hays Travel and a number of public car parks.

Tenure

Virtual Freehold. Held for a term of 999 years from completion of the sale at a fixed peppercorn rent.

EPC

Band C.

Description

The property comprises a ground floor retail unit that benefits from rear access and loading.

VAT

VAT is applicable to this lot.

Octopus Bridging Loan for Buyers

Not available

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx (sq ft)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	157.90	(1700) (1)	BRITISH HEART FOUNDATION (CRN: 00699547) (1)	10 years from 25/07/2018	£19,260	24/07/2028

(1) British Heart Foundation are a registered charity under No 225971. For the year ending 31st March 2024 British Heart Foundation (crn 00699547) reported a Total Funds of £138,300,000. (Source: Annual Report and Accounts as published at Companies House. 3/03/2025)

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Contacts

Acuitus

John Mehtab

+44 (0)20 7034 4855

+44 (0)7899 060 519

john.mehtab@acuitus.co.uk

Anjali Sawali

+44 (0)20 7034 4854

+44 (0)7854 316 621

anjali.sawali@acuitus.co.uk

Seller's Solicitors

Moore Barlow Solicitors

The Oriel Sydenham Road

Guildford

Surrey

GU1 3SR

Jo Farr

01483 464 279

jo.farr@moorebarlow.com

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2024