# **Hampshire PO6 3BZ**

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)





**Town Centre Retail Investment** 

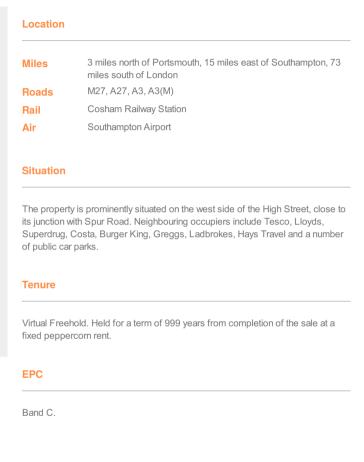
#### Hampshire PO6 3BZ

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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 Auction 29 27th March 2025 **Status** £19,260 per Annum Exclusive Available Sector **Auction Venue** Retail, High Street Retail Live Streamed Auction On Behalf of SIPP Trustees



Description	
The property of and loading.	comprises a ground floor retail unit that benefits from rear access
VAT	
VAT is applica	ble to this lot.
Octopus Bri	dging Loan for Buyers

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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

<sup>(1)</sup> 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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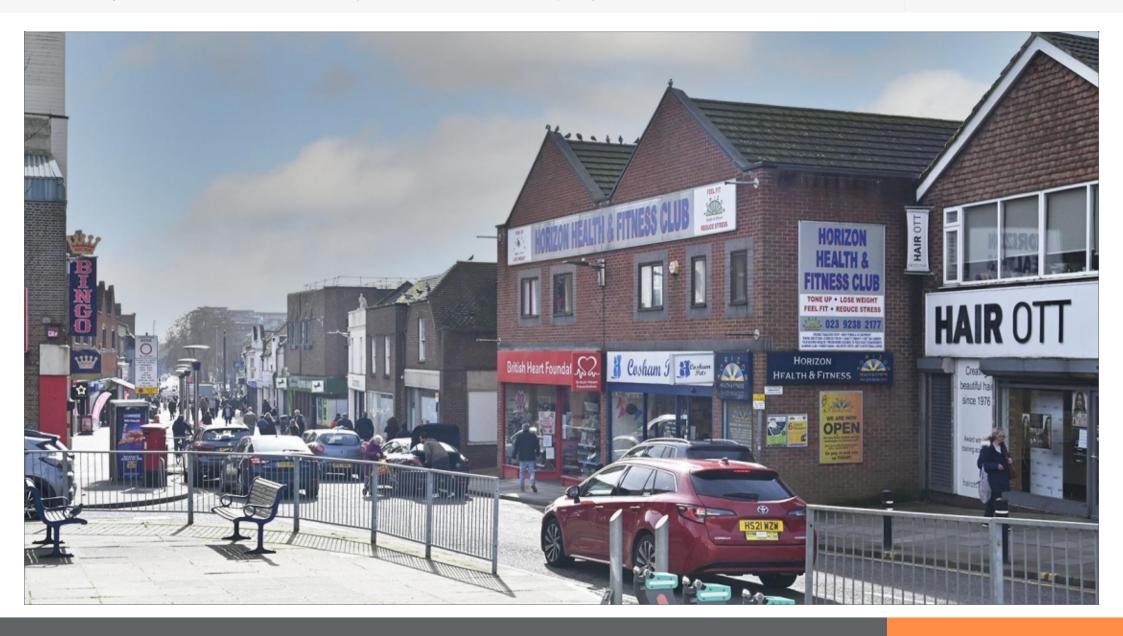


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#### **Contacts**

Acuitus

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#### Seller's Solicitors

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**Town Centre Retail Investment**