Hampshire PO6 3BZ

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)





Town Centre Retail Investment

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Property Information

Town Centre Retail Investment

- Trading as Cosham Pets on a new 5 year lease (Subject to Option)
- Tenants in Occupation since at least 1990
- Approximately 168.30 sq m (1812 sq ft)
- Town Centre Location
- Nearby occupiers include Tesco, Lloyds, Superdrug, Costa, Burger King, Greggs, Ladbrokes, Hays Travel and a number of public car parks

Status

Available

Auction Venue

Live Streamed Auction

| Lot | Auction |
|-----|-----------------|
| 37 | 27th March 2025 |

£21,000 per Annum Exclusive

Sector Retail, High Street Retail

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

ir 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 B

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

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. | Reversion |
|--------|--------|----------------------------|-----------------------------|--|-----------------------------|-------------|------------|
| Ground | Retail | 168.30 (1) | (1812) (1) | INDIVIDUAL T/A COSHAM PETS (CRN: 02853763??) (2) | 5 years from 03/12/2024 (3) | £21,000 | 02/12/2029 |

⁽¹⁾ The floor areas stated above are those published by the Valuation Office Agency (https://www.tax.service.gov.uk/business-rates-find/valuations/start/66025175)

⁽²⁾ The Tenant has occupied the property since at least 1990.

⁽³⁾ The lease provides for a Tenant option to determine the ease on 2nd December 2027 on serving 6 months written notice.

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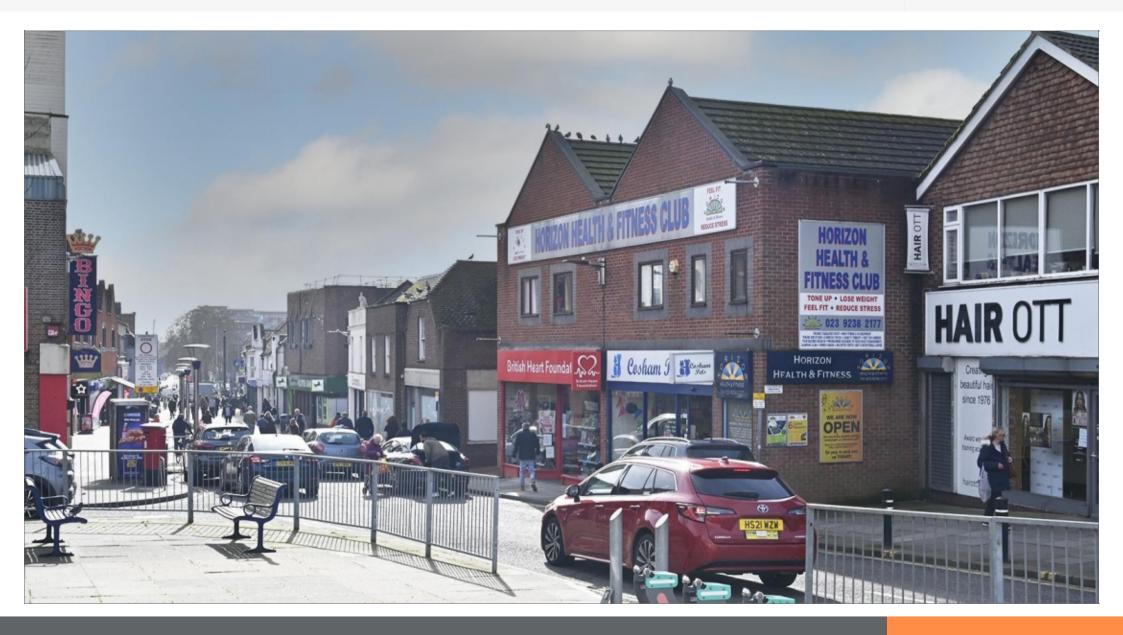


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