### **Hampshire SO15 0HX**

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)





Freehold Retail and Residential Investment

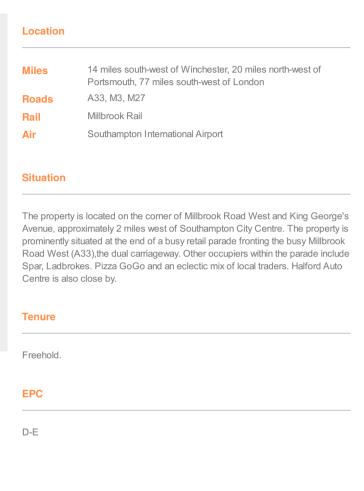
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#### **Property Information**

#### Freehold Retail and Residential Investment • Comprises a Prominent shop and 2 x 1 bedroom flats • Retail let to Greggs plc t/a Greggs Outlet • Situated in a Busy Neighbour Retail Parade • Nearby occupiers include, Ladbrokes, Londis and Spar Supermarket and Halfords Auto Centre Lot Auction 36 27th March 2025 Rent **Status** £27,680 per Annum Exclusive Available Sector **Auction Venue** Retail. Residential Live Streamed Auction



Description
The property comprises a ground floor shop unit and 2 x self contained 1 bedroom flats. the flats can be accessed from the side of the property on King George's Avenue.
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.	Rent Review
Ground First	Retail Ancillary	134.10 18.40 (1)	1443 198 (1)	GREGGS PLC T/A GREGGS OUTLET (2)	5 years from 27/06/2022	£17,000(3)	27/06/2025
First	1 Bedroom Residential Flat	-	-	INDIVIDUAL	Assured Shorthold Tenancy - 12 months from 01/10/2024	£5,040	-
Second	1 Bedroom Residential Flat	-	-	INDIVIDUAL	Assured Shorthold Tenancy - 12 months from 01/07/2024	£5,640	-
Total Approximate Commercial Floor Area		152.50	1641			£27,680	

<sup>(1)</sup> The floor areas stated above are those published by the Valuation Office Agency (https://www.tax.service.gov.uk/business-rates-find/valuations/start/10252644000)

<sup>(2)</sup> For the year ending 30th December 2023 Greggs plc reported Revenue of £1,809,600 000, Pre-Tax profits of £167,700,000 and Net Assets of £530,900,000 (Source: Greggs plc Annual Report and Accounts 2023 as published at Companies House on 20th February 2025)

<sup>(3)</sup> As to the Lease of the retail unit in favour of Greggs PLC, the lease provides for the rent to be paid monthly

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#### **Contacts**

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