

lot 12

# Halfords Unit, 241 Winchester Road Southampton, Hampshire SO16 6TP

Rent  
**£130,500**  
per annum  
exclusive  
(Subject to  
Note 2)

Freehold Modern Retail Warehouse  
Investment

- Entirely let to Halfords Limited until 2021
- Prominently situated fronting Winchester Road (A35) with excellent access to the motorway network
- Approximately 1,074.05 sq m (11,561 sq ft) with excellent car parking

- Forms part of the established retail park within Southampton
- Nearby occupiers include Wickes, LA Fitness, Currys and Pets at Home



On behalf of a Partnership



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£130,500  
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**Location**

Miles: 11 miles south-west of Winchester  
22 miles north-west of Portsmouth  
48 miles south-west of Guildford  
Roads: A35, M27, M271, M3  
Rail: Southampton Mainline Railway Station  
Air: Southampton

**Situation**

The property is prominently situated on the south-east side of Winchester Road (A35) and forms part of an established retail park with nearby occupiers including Wickes, LA Fitness, Currys and Pets at Home.

**Description**

The property comprises a modern ground floor retail warehouse unit with customer parking to the front of the property accessed directly from the main Winchester Road (A35). The Vendor has contributed towards the refurbishment of the unit which the tenant is to undertake. (For further details, please refer to the legal documents)

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail Warehouse	1,074.05 sq m (11,561 sq ft)	<b>HALFORDS LIMITED (1)</b>	10 years from 25th March 2011 on a full repairing and insuring lease	£130,500 (2)	25/03/2016
<b>Totals</b>		<b>1,074.05 sq m (11,561 sq ft)</b>			<b>£130,500</b>	

(1) For the year ending 2nd April 2010, Halfords Limited reported a turnover of £817,600,000, pre-tax profits of £109,200,000 and a total net worth of £261,500,000. (Source: www.riskdisk.com 08/02/2011)  
(2) The tenant is currently benefiting from a rent free period. The seller has agreed to top-up the rent from completion of the sale until the expiry of the rent free period on 24th September 2012 the property will therefore effectively produce £130,500 p.a.x. from completion of the sale.

**For further details please contact:**

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