

# lot 33

## 4-9 Hanover Buildings Southampton, Hampshire SO14 1JW

Rent  
**£258,250**  
per annum  
exclusive

### Substantial Freehold Retail Investment

- Tenants include HMV Music Ltd (sub-let to Laura Ashley), Blue Arrow Ltd and Newsquest Media (Southern) Ltd
- Prominent retail position in a sought after city centre location
- Established retail area close to Bargate Shopping Centre and West Quay Shopping Centre
- Nearby occupiers include Britannia Building Society, Alliance & Leicester, Topshop, Boots the Chemist and Primark
- 6 Week Completion Period Available



On Instructions from



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**Location**

Miles: 19 miles north-west of Portsmouth  
30 miles north-east of Bournemouth  
Roads: A3024, M27, M3 (Junction 14)  
Rail: Southampton Central Railway Station  
Air: Southampton International Airport

**Situation**

The property is situated in a prominent position on the northern side of Hanover Buildings, at its junction with Vincents Walk. The property benefits from a strategic position being some 125 metres from Bargate Shopping Centre and 300 metres from West Quay Shopping Centre. Other nearby occupiers include Britannia Building Society, Alliance & Leicester, Topshop, Boots the Chemist and Primark

**Description**

The property, which forms part of a parade of shops, comprises four retail units with ancillary accommodation on first and second floors. The property benefits from a common yard to the rear of the property, accessed from Vincent's Walk.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
4 - Ground	Retail	101.30 sq m	(1,090 sq ft)	<b>NEWSQUEST MEDIA (SOUTHERN) LIMITED (Daily Echo) (1)</b>	10 years from 24/06/2003	£44,500	24/06/2008
4 - First	Ancillary	61.00 sq m	(657 sq ft)				
4 - Second	Ancillary	17.00 sq m	(183 sq ft)				
5 - Ground	Retail/Ancillary	74.67 sq m	(804 sq ft)	<b>BLUE ARROW LIMITED (Blue Arrow) (2)</b>	10 years from 25/03/2008 (3)	£26,250	25/03/2013
5 - First	Ancillary	36.60 sq m	(394 sq ft)				
5 - Second	Ancillary	16.60 sq m	(179 sq ft)				
6 - Ground	Retail	79.82 sq m	(859 sq ft)	<b>ESSENSUALS HOLDINGS LIMITED (Essensuals) (4) (5)</b>	10 years from 17/09/2007 (6)	£27,500	17/09/2012
6 - First	Ancillary	73.71 sq m	(793 sq ft)				
6 - Second	Ancillary	8.66 sq m	(93 sq ft)				
7-9 - Ground	Retail	365.30 sq m	(3,932 sq ft)	<b>HMV MUSIC LIMITED (sub-let to Laura Ashley) (7) (8)</b>	25 years from 25/03/1989	£160,000	25/03/2009
7-9 - First	Sales	285.55 sq m	(3,074 sq ft)				
7-9 - Second	Sales/Ancillary	307.21 sq m	(3,307 sq ft)				
<b>Totals</b>		<b>1,427.42 sq m</b>	<b>(15,365 sq ft)</b>			<b>£258,250</b>	

(1) For the year ending 27th December 2009, Newsquest Media (Southern) Limited reported a turnover of £86,410,000, pre-tax profits of £13,001,000 and a net worth of £13,133,000. (Source: www.riskdisk.com 18/04/2010) (2) For the year ending 31st December 2009, Blue Arrow Ltd reported a turnover of £297,906,000, pre-tax profits of £4,683,000 and a net worth of £6,959,000 (Source: www.riskdisk.com 18/04/2010) (3) The tenant has an option to determine on 25th March 2013 on providing 6 months' prior written notice. (4) Essensuals forms part of the Toni & Guy group and now has some 70 hair salons. For further information, please refer to www.essensuals.co.uk (5) The tenant has sub-let the property to Essensuals (Southampton) Limited. The sublease is guaranteed. (6) The tenant has an option to determine on 17th September 2012, on providing 6 months' prior written notice. (7) For the year ending 24th April 2010, HMV Music Limited reported a turnover of £1,062,309,000, pre-tax profits of £53,201,000 and a net worth of £128,329,000. (Source: www.riskdisk.com 18/04/2010) (8) The tenant has sub-let the property to Laura Ashley Limited. For the year ending 30th January 2010, Laura Ashley Limited reported a turnover of £262,278,000, pre-tax profits of £20,588,000 and a net worth of £65,996,000. (Source: www.riskdisk.com)

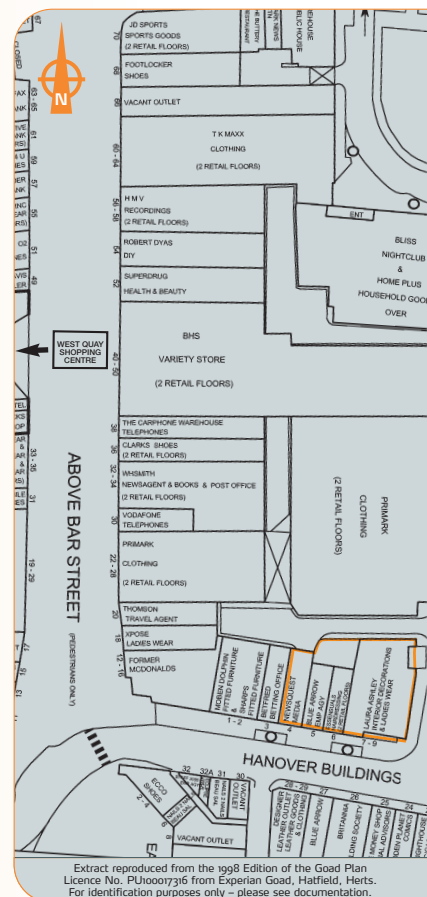
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