

## lot 20

Rent  
£70,000  
per annum  
exclusive

## Hanover House & Hanover Court, 19-20 Hanover Buildings Southampton, Hampshire SO14 1JH

**Substantial Freehold Retail & Residential Investment**

- Majority let to Bella Italia Restaurants Ltd
- Includes vacant possession of large ground floor retail unit
- Nearby occupiers include Santander Bank, Pizza Hut, Laura Ashley and Primark

- Established retail area adjacent to the Bargate Shopping Centre and close to West Quay Shopping Centre (over 90 units)
- 6 Week Completion Period Available



On Instructions from



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### Location

**Miles:** 18 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 southern side of Hanover Buildings, at its junction with York Buildings opposite Houndwell Park. The property benefits from a strategic position being adjacent to Bargate Shopping Centre and some 250 metres from West Quay Shopping Centre. Other nearby occupiers include Santander Bank, Pizza Hut, Laura Ashley and Primark.

### Description

The property comprises two buildings. Hanover House forms part of a parade of shops and comprises two retail units, one of which has a return frontage along York Buildings, with residential accommodation over first, second and third floors. Hanover Court to the rear of Hanover House, comprises a former nightclub with residential accommodation.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Hanover House No. 20 – Ground	Retail	268.30 sq m	(2,888 sq ft)	<b>FULL VACANT POSSESSION</b>			
Hanover House No. 19 – Ground	Restaurant	362.00 sq m	(3,897 sq ft)	<b>BELLA ITALIA RESTAURANTS LIMITED (1)</b>	15 years from 23/05/2003	£70,000	23/05/2013
Hanover House – Part Ground, First, Second & Third	Residential	Not Measured	Not Measured	<b>INDIVIDUALS</b>	150 years from 26/05/2003	Peppercorn	
Hanover Court – Part Ground	Nightclub/Residential	Not Measured	Not Measured	<b>BAJAR ESTATES LIMITED</b>	150 years from 24/06/2003	Peppercorn	
Hanover Court – Part Ground & Uppers	Residential	Not Measured	Not Measured	<b>BAJAR ESTATES LIMITED</b>	150 years from 24/06/2003	Peppercorn	
<b>Totals</b>		<b>630.30 sq m</b>	<b>(6,785 sq ft)</b>			<b>£70,000</b>	

(1) For the year ending 30th May 2010, Bella Italia Restaurants Limited reported a turnover of £67,248,000, pre-tax profits of £1,950,000 and a net worth of £46,013,000. (Source: www.riskdisk.com 18/04/2011) Bella Italia has been bringing a taste of Italy to the UK since the early 1990s. There are over 75 Bella Italia restaurants in the UK with locations ranging from Inverness to Jersey via the Midlands and London. (Source: www.bellaitalia.co.uk)

### For further details please contact:

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