

# Tesco Express, Ranger Court, Admirals Quay, Ocean Village Southampton, Hampshire SO14 3AG

lot 14

## Modern Retail Investment

- Let to Tesco Stores Limited until 2023
- Prominent corner position at entrance to Ocean Village next to Admirals Quay and the marina
- Nearby occupiers include UGC Cinemas, Deep Pan Pizza and Chiquitos
- Six Week Completion Available

Rent  
**£59,482**  
per annum  
exclusive



## Location

Miles: 19 miles north-west of Portsmouth  
75 miles south-west of London

Roads: A33, M3, M27

Rail: Southampton Central Station, Woolston Rail

Air: Southampton International Airport

## Situation

The property is situated in a prominent corner location at the entrance to Ocean Village, next to Admirals Quay and the marina. Nearby occupiers include UGC Cinemas, Deep Pan Pizza and Chiquitos.

## Description

The property comprises a ground floor retail unit with first floor office/ancillary accommodation.

## Tenure

Leasehold. Held under two leases from Mikelia Limited, both expiring 31st March 2127 at a peppercorn rent without review.

## VAT

VAT is applicable to this lot.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	232.50 sq m (2,503 sq ft)	<b>TESCO STORES LIMITED (1)</b>	20 years from 16/07/2003 until 15/07/2023 on a full repairing and insuring lease	£44,712	16/07/2013 and 16/07/2018
Tenant's Mezzanine	Staff/Office	20.5 sq m (221 sq ft)				
Ground	Office/Ancillary	28.20 sq m (304 sq ft)	<b>TESCO STORES LIMITED (1)</b>	18 years 5 months from 18/02/2005 until 15/07/2023 on a full repairing and insuring lease	£14,770	16/07/2013 and 16/07/2018
First	Office/Ancillary	122.40 sq m (1,317 sq ft)				
<b>Totals</b>		<b>403.60 sq m (4,345 sq ft)</b>			<b>£59,482</b>	

(1) For the year ending 25th February 2012, Tesco Stores Limited reported a turnover of £41,981,000,000, pre-tax profits of £2,126,000,000 and a total net worth of £6,894,000,000. (Source: www.riskdisk.com 25/02/2013)

## For further details please contact:

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