

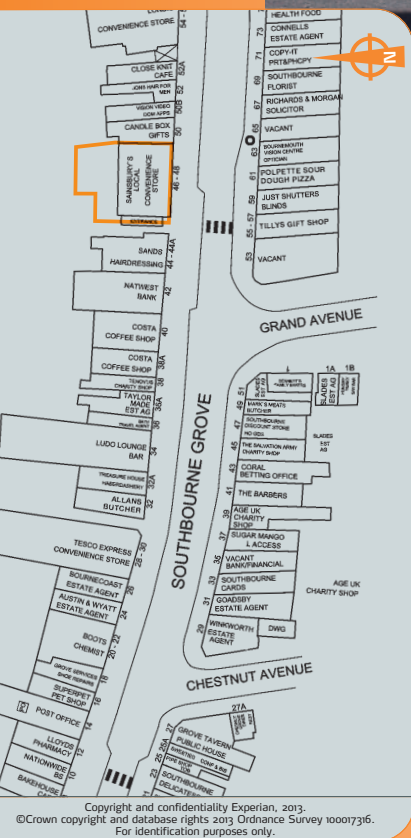
lot 27

46-48 Southbourne Grove
Southbourne, Bournemouth, Dorset BH6 3RB

Rent
£62,000
per annum
exclusive

Modern Supermarket Investment

- Let to Sainsbury's Supermarkets Ltd until November 2027 (subject to option)
- Five yearly RPI increases
- Located on busy road in affluent suburb
- Nearby occupiers include Costa Coffee, Tesco Express, Londis and Coral Betting



Location

Miles: 3.5 miles east of Bournemouth
26 miles south-west of Southampton
Roads: A35, A338
Rail: Pokesdown Rail
Air: Bournemouth Airport

Situation

The property is situated in an excellent trading position on the busy Southbourne Grove, Southbourne's main retailing pitch, and in an affluent coastal suburb some 3.5 miles east of Bournemouth. Nearby occupiers include Costa Coffee, Tesco Express, Londis and Coral Betting.

Description

The property comprises a ground floor retail unit providing outstanding frontage currently trading as a supermarket and benefits from air conditioning, a 24 hour ATM machine and storage/ancillary accommodation to the rear.

Tenure

Virtual Freehold. Held from Southbourne Grove LLP for a term of 999 years from 1st January 2015 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail	399 sq m (4,295 sq ft)	SAINSBURY'S SUPERMARKETS LTD (1)	15 years from 09/11/2012 until 08/11/2027 on a full repairing and insuring lease (2)	£62,000	09/11/2017 and 09/11/2022 (3)
Totals		399 sq m (4,295 sq ft)			£62,000	

- (1) For the year ending 15th March 2014, Sainsbury's Supermarkets Ltd reported a turnover of £23,919,000,000, pre-tax profits of £810,000,000 and a total net worth of £4,706,000,000. (Source: www.riskdisk.com 20/04/2015)
- (2) The lease provides an option to determine on 9th November 2022.
- (3) The lease provides RPI linked upwards only rent reviews to a minimum of 5.1010% and maximum of 21.6652%.

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Buyer's Legal Report Service

Dentons UKMEA LLP
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Tel: +44 (0)20 7320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details



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