

# Boots the Chemist, 61 Station Road New Milton, Hampshire BH25 6HY

lot 9

**Freehold Retail Investment**

- Entirely let to Boots UK Limited until 2022 (subject to option)
- Approximately 666.35 sq m (7,173 sq ft)
- Prominent corner position on prime town centre retail thoroughfare
- Nearby occupiers include NatWest Bank, Vision Express, British Heart Foundation, Bath Travel and Morrisons Supermarket

Rent  
**£69,000**  
per annum  
exclusive



By order of Trustees

**Location**

Miles: 12 miles east of Bournemouth  
21 miles south west of Southampton  
Roads: A337, A35, M27, M3  
Rail: New Milton Railway Station (direct to London Waterloo)  
Air: Bournemouth International Airport

**Situation**

The property is situated in a prominent position at the corner of Ashley Road and Station Road, the town's principal retail thoroughfare. Nearby occupiers include NatWest Bank, Vision Express, British Heart Foundation, Bath Travel and Morrisons Supermarket.

**Description**

The property comprises a GROUND FLOOR RETAIL UNIT with ancillary and storage accommodation on the first floor. The property also benefits from rear loading access via Ashley Road and the use of eight parking spaces. Please note that the whole of the car park is included in the sale, subject to rights in perpetuity granted for the benefit of the owners of Nos 63-71 Station Road inclusive.

**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            | 339.75 sq m (3,657 sq ft)        | <b>BOOTS UK LIMITED (1)</b> | 15 years from 25/12/2007 until 24/12/2022 on a full repairing and insuring lease (2) | £69,000        | 25/12/2012 and 25/12/2017 |
| Ground        | Ancillary         | 21.60 sq m (233 sq ft)           |                             |  |                |                           |
| First         | Ancillary/Storage | 305.00 sq m (3,283 sq ft)        |                             |  |                |                           |
| <b>Totals</b> |                   | <b>666.35 sq m (7,173 sq ft)</b> |                             |  | <b>£69,000</b> |                           |

(1) For the year ending 31st March 2009, Boots UK Limited reported a turnover of £6,083,000,000, pre-tax profits of £287,200,000 and a total net worth of £89,400,000. (Source: www.riskdisk.com 20/09/2010)

(2) Please note, under the terms of the lease the tenant has an option to determine on 25th December 2017 on giving six months' prior written notice.

**For further details please contact:**

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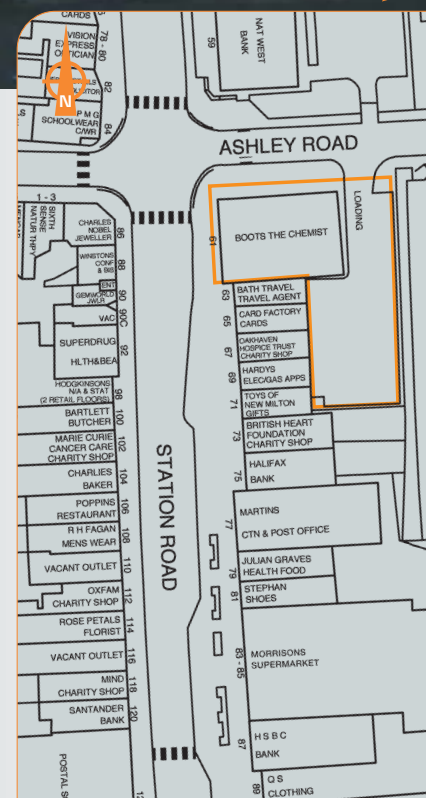
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