

19, 19a & 19b High Street, Hythe, Southampton, SO45 6AG

Two Ground Floor Shops with
One Self Contained Residential Flat Above

Producing £33,700 per annum with fixed increases

Price: £470,000

Freehold Retail/Residential Investment For Sale



LOCATION

Hythe is a busy Hampshire town on the eastern edge of the New Forest with a resident population of approximately 19,930 (Source: 2011 Census).

The town is accessed via the A326, approximately 9.5 miles south of Junction 2 of the M27, 9 miles south west of Southampton, 8.5 miles south east of Lyndhurst and 11 miles north east of Lymington.

SITUATION

The property occupies a prime central trading position fronting the pedestrianized High Street, with other nearby trading occupiers including Boots Pharmacy, Oxfam, Hythe Post Office, Costa, Superdrug, Martins, Ladbroke's and Waitrose.

DESCRIPTION

The property comprises two ground floor lock up shop units, together with a self contained residential flat above with separate rear access via The Promenade.

ACCOMMODATION

Refer to attached tenancy schedule.

TENURE/TENANCIES

Freehold, subject to the leases. Refer to the attached tenancy schedule.

Note: The residential maisonette, 19b, can be purchased separately with vacant possession. Details upon request.

SERVICE CHARGE

The landlord is responsible for maintenance of external common parts of the building with recovery through a service charge provision. Details upon request.

PRICE

£470,000, freehold, subject to and with the benefit of the subsisting tenancies, reflecting a net initial yield of 6.85%, assuming purchaser's costs at 4.75%, exclusive of VAT.

VAT

VAT is not payable on the sale price.

SERVICES

Mains electricity, water and drainage available.

Caution: The services and fittings mentioned in these particulars have not been tested and hence, we cannot confirm they are in working order.

PLANNING

The ground floor premises currently have Class A1 (retail shop) use. Interested parties should satisfy themselves as to the suitability of their proposed use. All enquiries should be directed to New Forest District Council, Appletree Court, Beaulieu Road, Lyndhurst, SO43 7PA. Tel: 02380 285000.

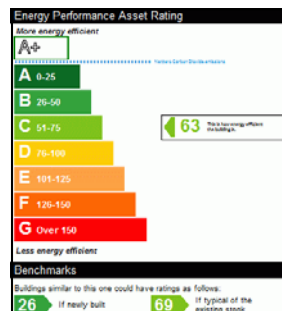
VIEWING

Strictly by appointment only. Contact Simon Lee on 01722 337577.

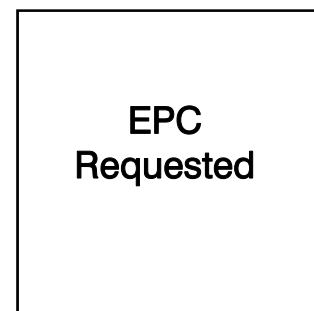
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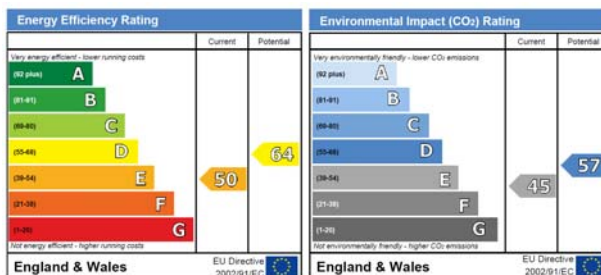
ENERGY PERFORMANCE



No.19



No.19a



No.19b

Regulated by the RICS.



CODE OF PRACTICE

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the web-site: www.lettingbusinesspremises.co.uk.

DISCLAIMER

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they are give notice that:- i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.

19, 19A & 19B High Street, Hythe

Tenancy Schedule

Unit No.	Size			Tenant	Lease Terms	Lease Commence ment	Rent Review	Break Option	Lease Expiry	Rent £/pa
	Floor	Sq Ft	Sq M							
19	Net Sales ITZA Store	538 419 124	49.90 38.93 11.52	Mrs K S H Bentley	10 years	25/07/2016	25/07/2021	25/07/2021	24/07/2026	Year 1: £15,000 Year 2: £15,500 Year 3: £16,000 Year 4: £16,500 Year 5: £16,500
19A	Net Sales ITZA Store	545 415 519	50.63 38.55 48.22	Tenovus	15 years	09/01/2004	09/01/2009 09/01/2014	09/01/2014	08/01/2019	£18,600
19B	First & Second Floor Flat 4 Bedrooms (2 en suite) 2 Lounges, Kitchen, Bathroom, WC	Mr B P & Mrs R H L O'Hara			125 years	04/07/2003	Yrs 1-36 at £100 pa Yrs 37-72 at £200 pa Yrs 73 onwards at £300 pa	-	03/07/2128	£100
Total (Current Rent)				£33,700						