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FREEHOLD INVESTMENT FOR SALE
SHIRLEY, SOUTHAMPTON
SINGLE STOREY SHOP PREMISES
APPROX 436 SQ FT
LET WITH OVER 8 YEARS REMAINING
AT £14000 PA - NO VAT



423 SHIRLEY ROAD
SOUTHAMPTON
SO15 3JF

These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. Services have not been tested and we can give no warranty as to their condition or operation.

LOCATION & DESCRIPTION

Shirley is the largest of Southampton's suburbs and Shirley Road/Shirley High St forms the principal arterial route through the area, with many prime retail occupiers represented as can be seen on the attached Goad plan. This property is next door to Barclays Bank, adjacent to Santo Lounge, a Loungers coffee bar, Roosters and Coffee #1, and opposite a new Lidl, currently under construction.

A single storey property it is let to a limited company who trade as Fone Revive, a mobile phone repair and accessories business. Our clients have a genuine reason for selling.

ACCOMMODATION

Ground floor retail unit

Total Net Area **436 sq ft**

WC

Small rear garden

Rear access

TERMS

The premises are let to Century 21 Mobiles Ltd, on a 10 year FRI lease from April 2018, with a 5 yearly upward only rent review, and a tenants break clause at the end of the fifth year, at a passing rent of £14,000 pa exclusive.

There is no VAT applicable.

PRICE

The freehold is for sale subject to the subsisting lease at a price of £225,000 representing a net initial yield of 6.1%.

EPC: D – 82

RV - £10,500

VIEWING

All viewings and further information through the sole agents -

Osmond Brookes 023 8000 2020

Jeremy Braybrooke

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Experian Goad Plan Created: 17/09/2019
Created By: Osmond Brookes



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