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**EASTLEIGH, HAMPSHIRE
PRIME INVESTMENT
FOR SALE FREEHOLD
LET TO THE WORKS STORES LTD,
PRODUCING £38,000 PA = 7.26%YIELD**



**80 MARKET STREET,
EASTLEIGH, SO50 5RE**

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

Eastleigh is a thriving town about 5 miles to the north of Southampton, with excellent road, rail and air links to the rest of England & the continent. As a result it has built an enviable reputation as a distribution and manufacturing centre.

The retail centre of Market Street and the more secondary High Street is supplemented by The Swan Shopping Centre and this property occupies a prime position in Market Street adjacent to Tui, Savers, Specsavers, EWM, Three Store and Subway. It comprises a terraced 2 storey building of mainly brick elevations beneath a pitched slate roof with an extensive modern, brick extension to the rear.

ACCOMMODATION

Internal Width	21' 6"
Shop depth	81' 6"
Net Sales	1762 sq ft
ITZA	808 sq ft
Store	106 sq ft
First Floor storage	1389 sq ft

LEASE

The premises are let on a single lease to The Works Stores Ltd on a full repairing and insuring basis for a term of 10 years, with a 5 yearly review and break clause, from 21st February 2015, at a passing rent of £38,000 pa. Full lease details on request. The property is **not** elected for VAT.

TENANT

The accounts for The Works Stores Ltd for the year ended 30 April 2017 show a turnover of £166m, up 8% on 2016 and a net profit before tax of over £6.6m. During that year the company has opened a net 50 new stores, being 63 openings in all including relocations, leading to an estate of over 400 stores and still expanding.

EPC – C 69

PRICE

The freehold is for sale, subject to the subsisting lease, at a price of **£500,000** representing a net initial yield of 7.26% net of purchasing costs.

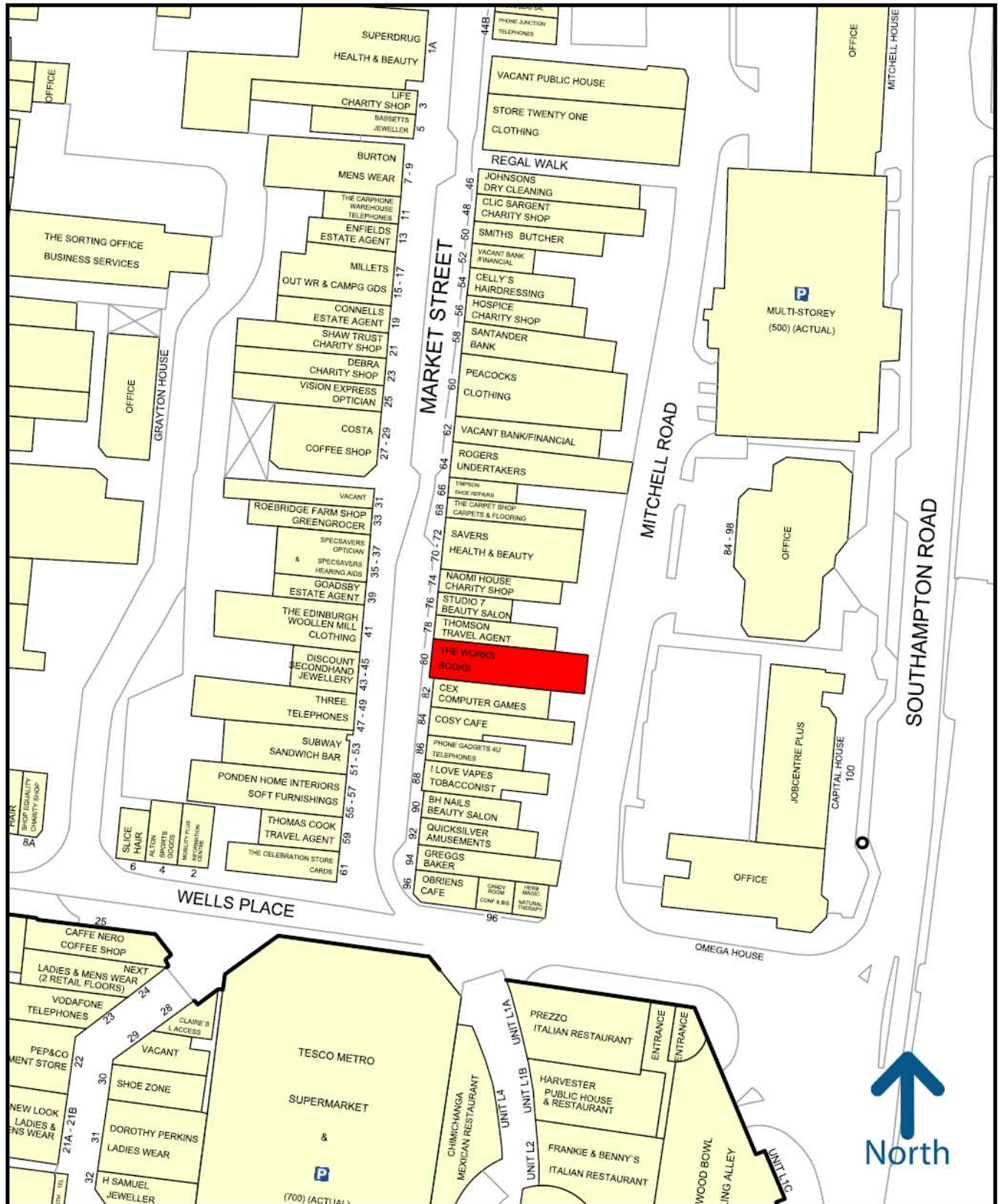
VIEWING & FURTHER INFORMATION

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Experian Goad Plan Created: 23/04/2018
Created By: Osmond Brookes

