

REFERENCE: 6024 – Spirit Group-Hampshire



Freehold Retail Investment Let to Spirit Group Ltd. - Hampshire

ADDRESS: 36/37 High Street, Southampton, Hampshire SO14 2NR

- Prominent Freehold Public House / A4 Investment
- Let to the Spirit Group Ltd until 2021 in established City Centre Location

LOCATION

Estimated Residential Population : 254,000
Miles: 12 miles south west of Winchester
19 miles north west of Portsmouth

Roads : A33,M3,M27,M271

Rail : London Waterloo

Air : Southampton International

SITUATION

The property is located next to the Dolphin Hotel on a prominent corner location on the east side of the High Street, close to the junction with Bernard Street and approximately 500 meters from the West Quay Shopping Centre. Nearby occupiers includes Walkabout Inn, J D Wetherspoon, Brannigans, Lloyds TSB, Co- Op, HSBC, Nat West and Barclays Banks, Bank of Scotland,.

DESCRIPTION

Public house is arranged on the ground, basement, first and second floors. The property benefits from a separate rear access.

ACCOMMODATION

Ground Floor: 2,560 Sq. Ft., Basement: 1,380 Sq. Ft., First Floor: 650 Sq. Ft., Second Floor: Residential – understood to comprise 3 bedrooms, Total Commercial Area: 4,590 Sq. Ft.

TENANCY

Let to Spirit Group Limited for 25 years from 12 July 1996 FRI and 5 year upward only rent reviews at a current rent of £60,001 p.a.

RENT: £60,001 per annum.

TENURE: Freehold

VAT IS: Applicable

PRICE: Offers in excess of £950,000 – 6.0% Net

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