

Southampton – 432/432A/432B Bitterne Road, Hampshire SO18 1BS
Freehold Retail & Residential Investment



BLUE ALPINE

PROPERTY CONSULTANTS



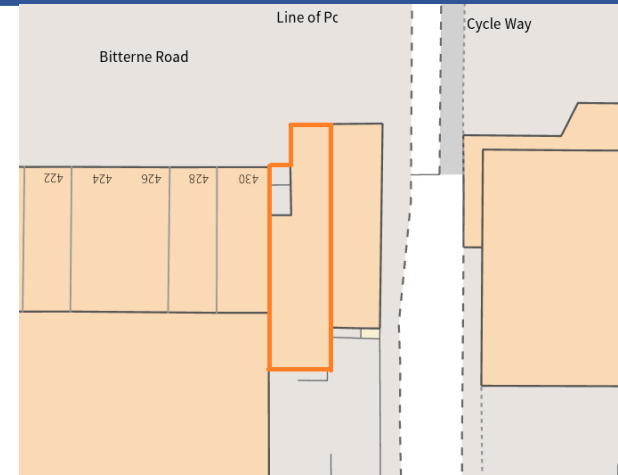
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Investment Consideration:

- Purchase Price: £425,000
- Gross Initial Yield: 8.89%
- Rental Income: £37,800 p.a.
- VAT is NOT applicable to this property
- First floor flat recently refurbished in 2022
- Comprises ground floor shop, self-contained office at rear ground floor and a 2-bedroom flat at first floor
- Nearby occupiers include Lloyds Bank, Pure Gym, Iceland, Specsavers and Superdrug, amongst others.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 432 Shop (Ground Floor)	Retail Shop: 64 sq m (690 sq ft) Open plan retail	Individual t/a Barber Shop	10 Years from 2 May 2023	£15,000	Note 1: FRI Note 2: Rent review linked to RPI in May 2028 Note 3: Tenant option to determine in May 2028 with minimum 6 months notice Note 4: Deposit held of £3,750 Note 5: Lease within Landlord & Tenant Act 1954
No. 432B Office (Rear Ground Floor)	Office: 56 sq m (603 sq ft) 2 Rooms, Kitchen, Bathroom	Vaults Security Solutions Ltd (personal guarantee)	5 Years from 27 September 2023	£10,800	Note 1: FRI Note 2: No breaks Note 3: Deposit held of £2,700 Note 4: Lease within Landlord & Tenant Act 1954
No. 432A Flat (First Floor)	Residential Flat: 75 sq m (807 sq ft) 3 Rooms, Kitchen, Bathroom	Individual	12 Months from 2 October 2023	£12,000	Note 1: Deposit held of £1,152
Total				£37,800	

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Property Description:

Comprises ground floor shop, self-contained office at rear ground floor and a 2-bedroom flat at first floor, providing the following accommodation and dimensions:

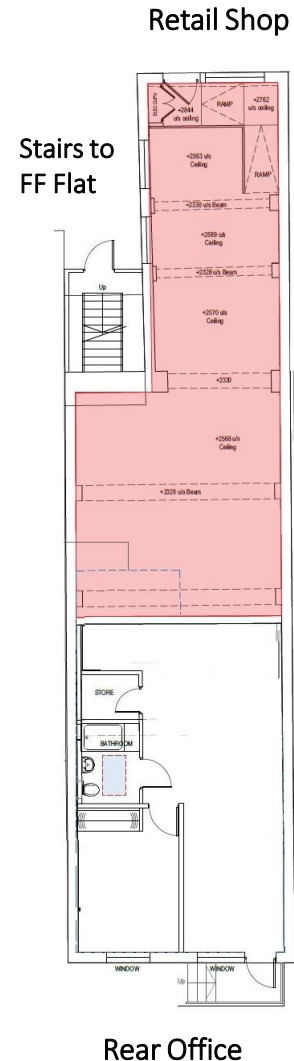
Ground Floor Front: Shop	64 sq m	(690 sq ft)
Ground Floor Rear: Office	56 sq m	(603 sq ft)
First Floor: 2-Bed Flat	75 sq m	(807 sq ft)
Total area size:	195 sq m	(2,100 sq ft)

Tenancy:

No. 432 Shop is at present to an Individual for a term of 10 Years from 2nd May 2023 at a current rent of £15,000 p.a. and the lease contains full repairing and insuring covenants. Rent review linked to RPI in May 2028. Tenant option to determine in May 2028 with min 6 months notice. Deposit held of £3,750. Lease within Landlord & Tenant act 1954.

No. 432B Office is at present let to Vaults Security Solutions Ltd for a term of 5 Years from 27th September 2023 at a current rent of £10,800 per annum. Deposit held of £2,700. Lease within Landlord & Tenant Act 1954.

No. 432A Flat is at present let on AST to an Individual for a term of 12 Months from 2nd October 2023 at a current rent of £12,000 per annum. Deposit held of £1,152.



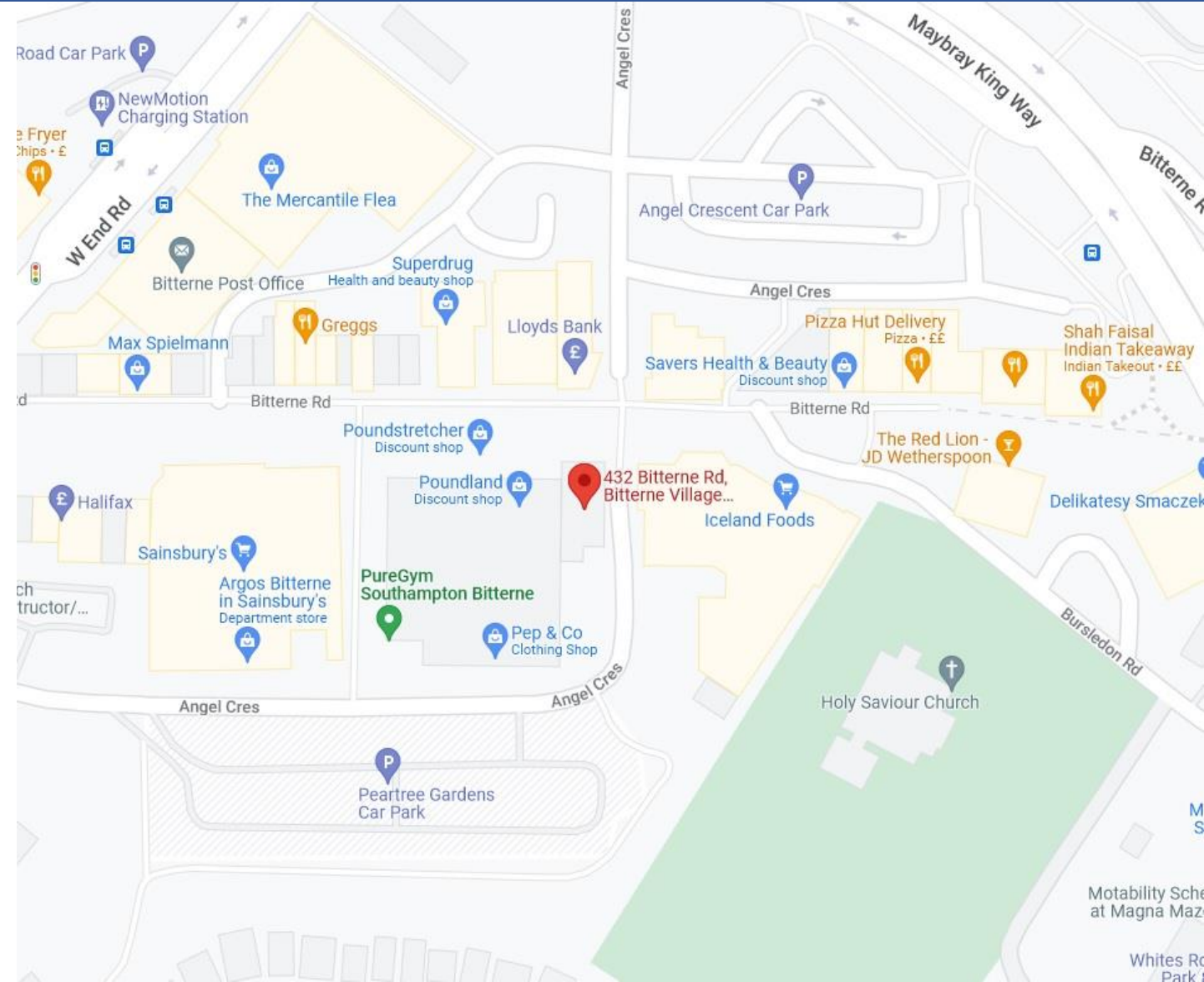
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Location:

Southampton is the main commercial and administrative centre of Hampshire and is located 70 miles south-west of Central London. Bitterne is a suburb located to the east of the City Centre. The city benefits from excellent road communications via the M27 and M3 Motorways. Bitterne Rail Station provides regular services to London via Southampton. The property is situated on the south side of Bitterne Road fronting the pedestrianised section, in the heart of the retail area. Nearby occupiers include Lloyds Bank, Pure Gym, Iceland, Specsavers and Superdrug, amongst many more.



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Contacts:

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