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FOR SALE OR TO LET
LARGE CITY CENTRE SHOP
PROMINENT CORNER POSITION
JUST YARDS FROM ABOVE BAR
NET SALES 1835 SQ FT
28-29 HANOVER BUILDINGS
SOUTHAMPTON SO14 1JU

LOCATION & DESCRIPTION

The premises are prominently located on a corner in Hanover Buildings, a wide street leading from Above Bar to Debenhams. There are a number of multiple traders nearby including Laura Ashley, Pizza Hut, Forbidden Planet, Betfred and Brighthouse, while Rush Hair have opened just opposite.

Formerly a branch of Yorkshire Building Society, the premises are just yards from the prime, pedestrianised Above Bar precinct and are currently occupied by a temporary retail trader. The first and second floor offices are self contained and let to an Employment Agency.

ACCOMMODATION

Ground floor

Internal width	31' 6" max
Initial shop depth	39' 6"
Steps up to further retail	
Total Net Sales	1835 sq ft

- **Suspended ceiling**
- **Air conditioning**
- **Shop lighting**
- **Kitchen & WC's**
- **Rear access**

Ancillary	89 sq ft
First floor ancillary	450 sq ft
Basement storage	576 sq ft



Upper floors

Self contained offices approached via a side entrance and let to Key Recruitment Ltd on a 10 year lease from 15 March 2007 at a rent of £14000 pa exclusive, with a rent review in the 5th year and a tenant break in 2013.

TERMS

Lease

Available by way of a new overriding full repairing lease at a rent of £55000 pa. Having allowed for the subtenants income the net rent is therefore **£41,000 pa** exclusive of rates.

Sale

Alternatively the freehold is for sale at a figure of **£600,000** subject to the subsisting tenancy to Key Recruitment but with vacant possession of the remainder.

RATES

RV £56500 (2010 listing) for the shop

VIEWING

By appointment with Osmond Brookes – **Jeremy Braybrooke 023 8000 2020**. Email jeremy.braybrooke@osmondbrookes.co.uk

Or joint agent Legat Owen 01244 408200

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