

PO Box 1766, Southampton, SO18 9JZ

T: 023 8000 2020 **E:** enquiries@osmondbrookes.co.uk **W:** www.osmondbrookes.co.uk

SHOP TO LET OR FREEHOLD FOR SALE HYTHE, SOUTHAMPTON

**EXCELLENT VACANT SHOP - 552 SQ FT
PROMINENT TOWN CENTRE LOCATION**



**52 PYLEWELL ROAD
HYTHE, SOUTHAMPTON
SO45 6AQ**

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

Hythe is a busy 'Waitrose' town on Southampton's west side, facing Southampton Water and connected to the City via the Hythe Ferry. It is on the edge of the New Forest and other retailers in the town include Boots, Superdrug, Hays Travel, Costa Coffee, Martins, Thomas Cook & Post Office. The current tenants Scrivens have succeeded there to the extent that they are now moving to larger premises in the Town Centre.

A historic building of mainly brick elevations, in a very prominent trading position, it comprises a self contained ground floor lock up shop in good internal condition, offered with vacant possession. Separate entrances lead to the four flats in the building that have been sold off on long leases as detailed below.

ACCOMMODATION

Ground floor retail unit –

Internal width -	24' 8"
Shop depth -	30' 3"

Total Net Area	552 sq ft
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Kitchen	44 sq ft
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- **WC**
- **Rear access.**
- **Currently arranged as a main shop area and two consulting rooms.**
- **A3 restaurant or A5 takeaway use will not be permitted.**

TERMS

Available to let on a new lease of 10 years or so, with a 5 year rent review, at a rent of **£15950 pa** exclusive of rates, service charge and insurance. The shop contributes 20% towards the service charge of the whole and the current year is set at £900 per unit (the four flats each also contributing 20%).

Alternatively the entire building is for sale freehold. The four flats, known as 54 Pylewell Road, 54A Pylewell Road, 2 Meadow Flats, New Road, 4 Meadow Flats, New Road, have been sold off on ground leases, each of 125 years from 2008/2009, at rents of £125 pa per flat doubling every 25 years.

PRICE

£220,000 freehold with vacant possession of the shop, subject to the subsisting leases of the flats.

EPC: Under preparation.

RATES RV £9600

VIEWING

All viewings and further information through the sole agents -

Osmond Brookes 023 8000 2020

Jeremy Braybrooke

Email: jeremy.braybrooke@osmondbrookes.co.uk

