PROPERTY PARTICULARS

FOR SALE

1,368 sq ft (127.09 sq m)

Retail Investment For Sale
Busy High Street Location
No VAT
7% Initial Yield

48 Shirley High Street,
Shirley, Southampton, SO15 3NF

Harbour Lights, Maritime Walk, Ocean Village,
Southampton, SO14 3TL

www.keygrove.com

Keygrove is the trading name of Keygrove Commercial Limited

Subject to Contract

These particulars, the descriptions and the measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.
LOCATION
Shirley is a busy secondary retail location in Southampton and Shirley High Street is the main retail thoroughfare. Southampton city centre is within 1.5 miles and Southampton central railway station is within 1 mile.

The shop is located centrally on Shirley High Street surrounded by national occupiers.

DESCRIPTION
The property is a two storey building with a retail frontage to Shirley High Street. The property has a large sales/open kitchen area and benefits from A3/A5 consent, customer WC’s and ground and first floor stockrooms. There is an independent rear access from Marlborough Road car park.

ACCOMMODATION

<table>
<thead>
<tr>
<th>Description</th>
<th>Net Internal Floor Area</th>
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<tbody>
<tr>
<td>Sales area</td>
<td>799 sq ft</td>
</tr>
<tr>
<td>Ground floor storage</td>
<td>398 sq ft</td>
</tr>
<tr>
<td>First floor storage</td>
<td>171 sq ft</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,368 sq ft</strong></td>
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TERMS
The property is leased to Ufuk Cifki (assigned to Arzu Bakal) for 10 years from 6th May 2014 on full repairing and insuring terms at an initial rental of £18,500 per annum. The rent review due on 6th May 2019 has not been implemented.

PRICE
£265,000 for the Freehold

RATES
We have obtained information from the Valuation Office website and we understand that the Rateable Value of the property is £18,250. We recommend that prospective purchasers verify this with the Valuation Office.

EPC
EPC rating D78. A copy of the EPC is available on request.

LEGAL COSTS
Parties to pay their own legal costs.

VAT
We are advised that VAT will not be payable.

VIEWING
Strictly by appointment through sole agents KEYGROVE CHARTERED SURVEYORS

Lauren Udall 023 8063 5333 lu@keygrove.com

Guidance is provided to parties involved in any transaction by way of the Code for Leasing Business Premises which is available online at www.leasingbusinesspremises.co.uk.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Measurements are made in accordance with the code of Measuring Practice issued by the Royal Institution of Chartered Surveyors. Whilst we endeavour to make our sales details accurate and reliable, if there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

Misrepresentation Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agents nor their client guarantees its accuracy nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of Value Add Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transactions.

The attached Ordnance Survey Extract is to identify the site mentioned in these marketing particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property’s boundaries. Licence Number 100033968

Date: 20-Jun-19 File Ref: 3667

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