



SITUATION

Occupying a prominent trading position in the busy pedestrianised section of Bitterne Road, opposite **Sainsburys**, and amongst such multiple occupiers as **Boots, Cash Converters, Iceland, Peacocks, Card Factory, Barnardos, Superdrug, Stead and Simpson** and others. Bitterne is one of Southampton's principal district shopping centres, lying some 2 miles east of Southampton City Centre.

PROPERTY

A **Ground Floor Double Shop** with separate rear access to **2 Self-Contained Flats** above.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	34'4"
Internal Width	33'7"
Built Depth	42'7"
GIA	Approx 1,460 sq ft
ITZA	1,039 Units
WC	

First and Second Floor Flats

Not inspected – Each believed to be 3 Rooms, Kitchen, Bathroom/WC

£44,500 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

VAT is NOT payable in respect of this Lot

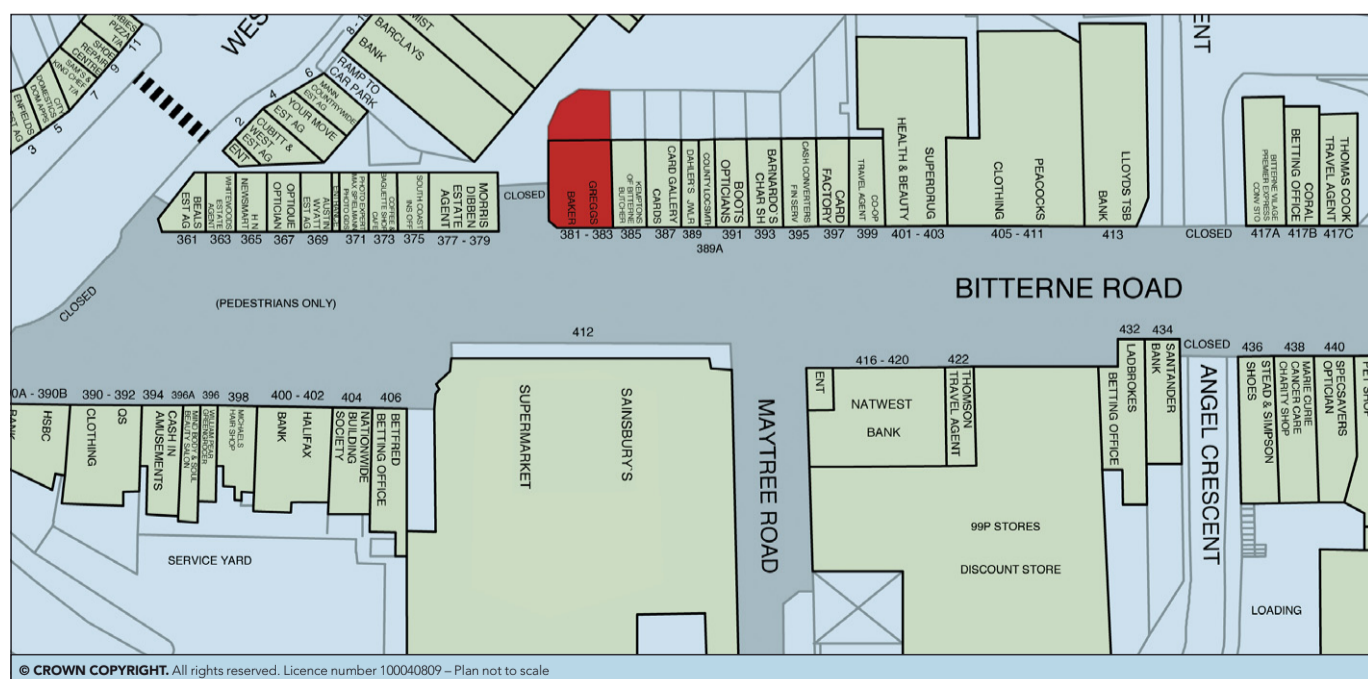
FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Greggs Plc (having over 1,400 branches) (T/O for Y/E 01/01/11 £662.3m, Pre-Tax Profit £52.5m and Net Worth £184.7m)** for a term of 10 years from 23rd September 2009 (**See Note**) at a current rent of **£44,500 per annum** exclusive.

Rent Review and Tenant's Break 2014

Note: The lease is a renewal of a previous lease and on renewal the rent increased from £42,500 per annum.



BNP PARIBAS REAL ESTATE
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JOINT AUCTIONEERS
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VENDOR'S SOLICITORS
 Mishcon de Reya - Tel: 020 7440 7027
 Ref: I. Lipman Esq - Email: ian.lipman@mishcon.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
 The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts