

# Lot 7

5 Gordon Buildings, Shirley High Street,  
Southampton, Hampshire SO15 3LS

**\*Guide: £225,000+**  
In same family ownership for over 50 years  
6 week completion



## SITUATION

Located close to the junction with Shirley Avenue, adjacent to **Savers** and amongst such other multiple retailers as **Lidl, Barclays, Post Office, Coffee #1, Santander, Poundland, Boots, Specsavers** and many more.

Shirley is a popular residential suburb less than 2 miles from Southampton city centre and within easy access of the M27 and M3.

## PROPERTY

A single storey mid terraced building comprising a **Deep Ground Floor Shop/Bank** which benefits from use of a rear service road.

## ACCOMMODATION

### Ground Floor Shop/Bank

Gross Frontage	19'10"
Internal Width	19'5"
Built Depth	72'8"
Area	Approx. 1,120 sq ft
WC	

## TENANCY

The entire property is let on a full repairing and insuring lease to **Bank of Scotland PLC (T/O for Y/E 31/12/19 £9.51bn, Pre-Tax Profit £1.28bn and Shareholders' Funds £13.08bn)** for a term of 10 years from 13th December 2019 (**renewal of a previous lease – in occupation for over 30 years**) at a current rent of **£19,500 per annum** exclusive.

**Rent Review 2024**

**Tenant's Breaks December 2022 and December 2025**



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**VAT is NOT applicable to this Lot**

## FREEHOLD

**Note 1: The tenant also trades from the two adjoining units (Nos. 6 & 7 Gordon Buildings) which all intercommunicate with each other, but are not included in this sale.**

**Note 2: There may be future potential to construct an additional floor for residential use, subject to obtaining possession and the necessary consents.**

**£19,500** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Jonathan Ross**

## Vendor's Solicitors

Lyons Davidson  
Tel: 0117 904 5762 Ref: Alex Rossiter  
Email: arossiter@lyonsdavidson.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

