

Southampton – 434 Bitterne Road, Hampshire SO18 1BS  
Freehold Healthcare Investment



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



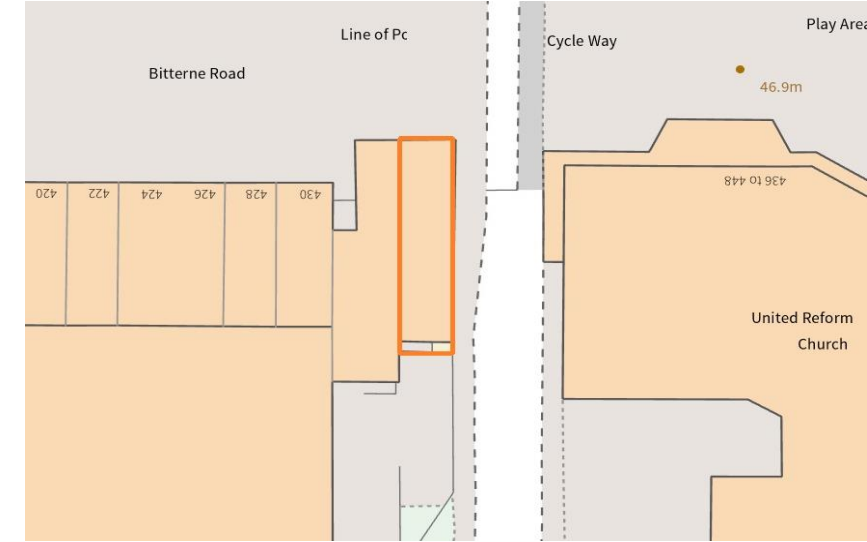
# Southampton – 434 Bitterne Road, Hampshire SO18 1BS

## Freehold Healthcare Investment



### Investment Consideration:

- Purchase Price: £550,000
- Gross Initial Yield: 6.36%
- Rental Income: £35,000 p.a.
- VAT is NOT applicable to this property
- Comprises Mental Health Clinic Hub arranged over Ground and First Floor. (Class E)
- Entire property Let to NHS Foundation Trust
- Nearby occupiers include Lloyds Bank, Pure Gym, Iceland and Superdrug, amongst others.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>No. 434</b> <b>(Ground/First Floor)</b>	Clinic: 105 sq m (1,130 sq ft) Ancillary: 102 sq m (1,097 sq ft)	Southern Health NHS Foundation Trust	10 Years from 4 July 2022	£35,000	Note 1: FRI Note 2: Rent review linked to RPI in the 5th year Note 3: Tenant option to determine in the 5th year with minimum 6 months notice Note 4: Lease within Landlord & Tenant Act 1954
<b>Total</b>				<b>£35,000</b>	

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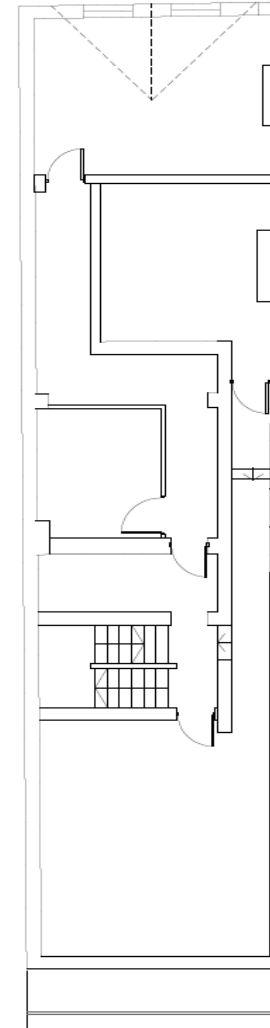
### Property Description:

Comprises mental health clinic hub arranged over ground and first floor, providing the following accommodation and dimensions:

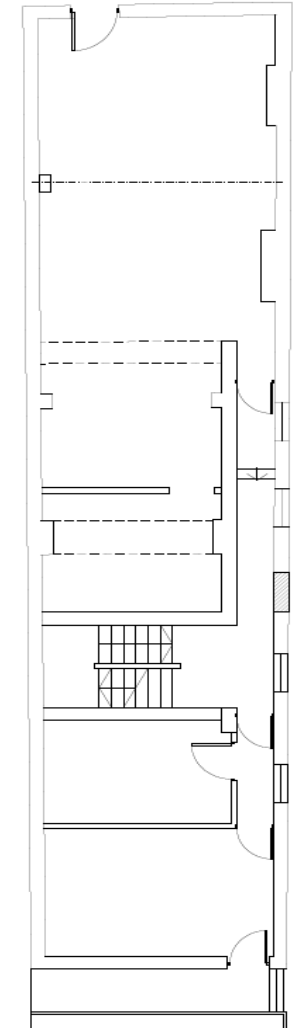
Ground Floor: Clinic	105 sq m	(1,130 sq ft)
First Floor: Ancillary	102 sq m	(1,097 sq ft)
<b>Total area size:</b>	<b>207 sq m</b>	<b>(2,227 sq ft)</b>

### Tenancy:

The entire property is at present let to Southern Health NHS Foundation Trust for a term of 10 Years from 4<sup>th</sup> July 2022 at a current rent of £35,000 p.a. and the lease contains full repairing and insuring covenants. Rent review linked to RPI in the 5<sup>th</sup> Year. Tenant option to determine in the 5<sup>th</sup> Year with minimum 6 months notice. Lease within Landlord & Tenant Act 1954.



EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN

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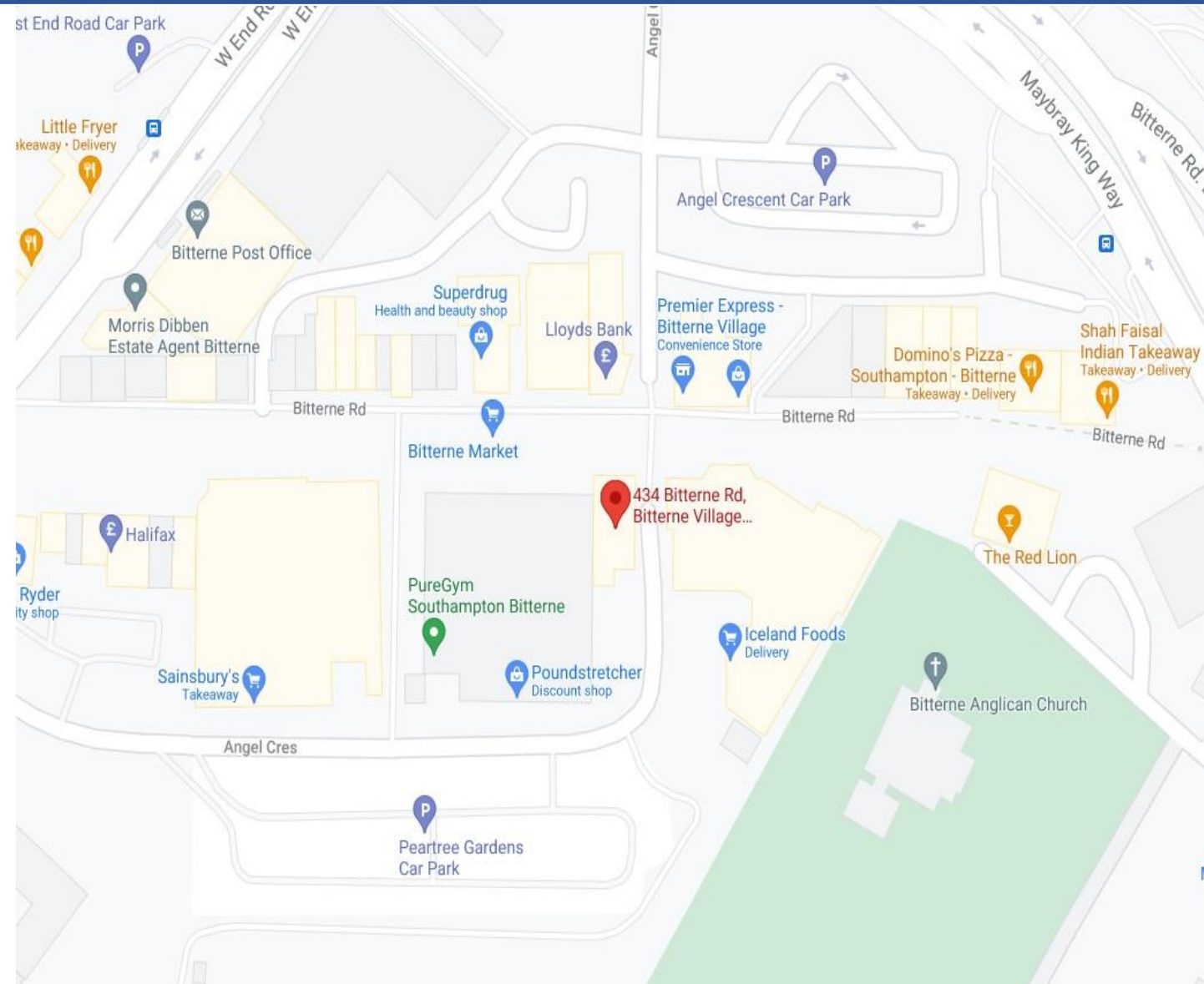
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### Location:

Southampton is the main commercial and administrative centre of Hampshire and is located 70 miles south-west of Central London. Bitterne is a suburb located to the east of the City Centre. The city benefits from excellent road communications via the M27 and M3 Motorways. Bitterne Rail Station provides regular services to London via Southampton. The property is situated on the south side of Bitterne Road fronting the pedestrianised section, in the heart of the retail area. Nearby occupiers include Lloyds Bank, Pure Gym, Iceland, Specsavers and Superdrug, amongst many more.



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### Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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