

Southampton - 399 Shirley Road, Shirley SO15 3JD  
Freehold Retail & Residential Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



# Southampton - 399 Shirley Road, Shirley SO15 3JD

## Freehold Retail & Residential Investment



### Investment Consideration:

- OIEO: £850,000
- Rental Income: £56,560 p.a. + 2 vacant studio flats
- ERV: £75,640 p.a. GIY: 8.90%
- VAT is NOT applicable to this property
- Comprises 1 x Retail Shop, 1 x 2-Bed and 5 x Studio Flats
- Total retail area: 45 sq m (484 sq ft)
- Total residential area: 152 sq m (1,636 sq ft)
- Situated right opposite a bus station that offers direct transportation links to Southampton City Centre via bus.
- Nearby occupiers include McDonalds, Halifax, Lidl, The Gym Group, Pharmacy, Barbers and Restaurants, amongst others.



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### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>No. 399 (Ground Floor)</b>	Retail Shop: 45 sq m (484 sq ft)	Individual t/a Nail Salon	15 Years from 6 May 2026	£16,000	Note 1: FRI Note 2: Rent review every 5 years linked to RPI Note 3: Tenant option to determine in 5th year only with minimum 6 months notice Note 4: Deposit held of £4,000
<b>No. 399 Unit 1 (Rear Ground Floor)</b>	Studio Flat: 17 sq m (183 sq ft) Double bed, Kitchen, Bathroom	Vacant		ERV: £9,720	
<b>No. 399 Unit 2 (Rear Ground Floor)</b>	Studio Flat: 17 sq m (183 sq ft) Double bed, Kitchen, Bathroom	Individual	12 Months from 5 December 2025	£9,480	Note 1: AST Note 2: Deposit held of £800
<b>No. 399 Unit 3 (Rear Ground Floor)</b>	Studio Flat: 17 sq m (183 sq ft) Double bed, Kitchen, Bathroom	Individual	12 Months from 27 December 2025	£8,880	Note 1: AST Note 2: Deposit held of £853
<b>No. 399B (First Floor)</b>	Studio Flat: 26 sq m (280 sq ft) Double bed, Kitchen, Bathroom	Vacant		ERV: £9,360	
<b>No. 399C (First Floor)</b>	Studio Flat: 22 sq m (237 sq ft) Double bed, Kitchen, Bathroom	Individual	6 Months from 17 December 2025	£8,400	Note 1: AST Note 2: Deposit held of £778
<b>No. 399A (Second Floor)</b>	Residential Flat: 53 sq m (570 sq ft) 2 Bedrooms, Kitchen, Living Room, Bathroom	Individual	6 Months from 30 August 2025	£13,800	Note 1: AST Note 2: Deposit held of £1,326
<b>Total</b>				<b>£56,560</b>	
<b>ERV</b>				<b>£75,640</b>	

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### Property Description:

Mid-terrace building comprising 1 x Retail Shop, 1 x 2-Bed Flat and 5 x Studio Flats. The residential flats have been newly developed/converted in 2022 to a high standard, providing the following accommodation and dimensions:

#### Ground Floor:

Shop - 45 sq m (484 sq ft)

#### Rear Ground Floor:

Studio 1 - 17 sq m (183 sq ft)

Double bed, Kitchen, Bathroom

Studio 2 - 17 sq m (183 sq ft)

Double bed, Kitchen, Bathroom

Studio 3 - 17 sq m (183 sq ft)

Double bed, Kitchen, Bathroom

#### First Floor:

Studio B - 26 sq m (280 sq ft)

Double bed, Kitchen, Bathroom

Studio C - 22 sq m (237 sq ft)

Double bed, Kitchen, Bathroom

#### Second Floor:

Flat A - 53 sq m (570 sq ft)

2 Bedrooms, Kitchen, Living Room, Bathroom

Commercial tenant fitting out



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### Tenancy:

The ground floor shop is at present let to an Individual t/a Nail Salon for a term of 15 years from 6<sup>th</sup> May 2026 at a current rent of £16,000 per annum and the lease contains full repairing and insuring covenants. Rent review every 5 years linked to RPI. Tenant option to determine in 5<sup>th</sup> year only with minimum 6 months notice. Deposit held of £4,000.

Studio 1 is at present vacant. ERV: £9,720 p.a.

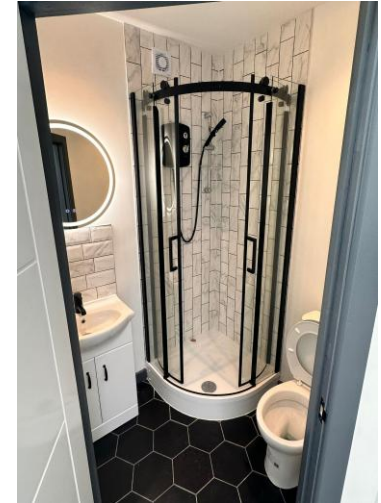
Studio 2 is at present let on AST to and Individual for a term of 12 Months from 5<sup>th</sup> December 2025 at a current rent of £9,480 p.a. Deposit held of £800.

Studio 3 is at present let on AST to and Individual for a term of 12 Months from 27<sup>th</sup> December 2025 at a current rent of £8,880 p.a. Deposit held of £853.

Studio B is at present vacant. ERV: £9,360 p.a.

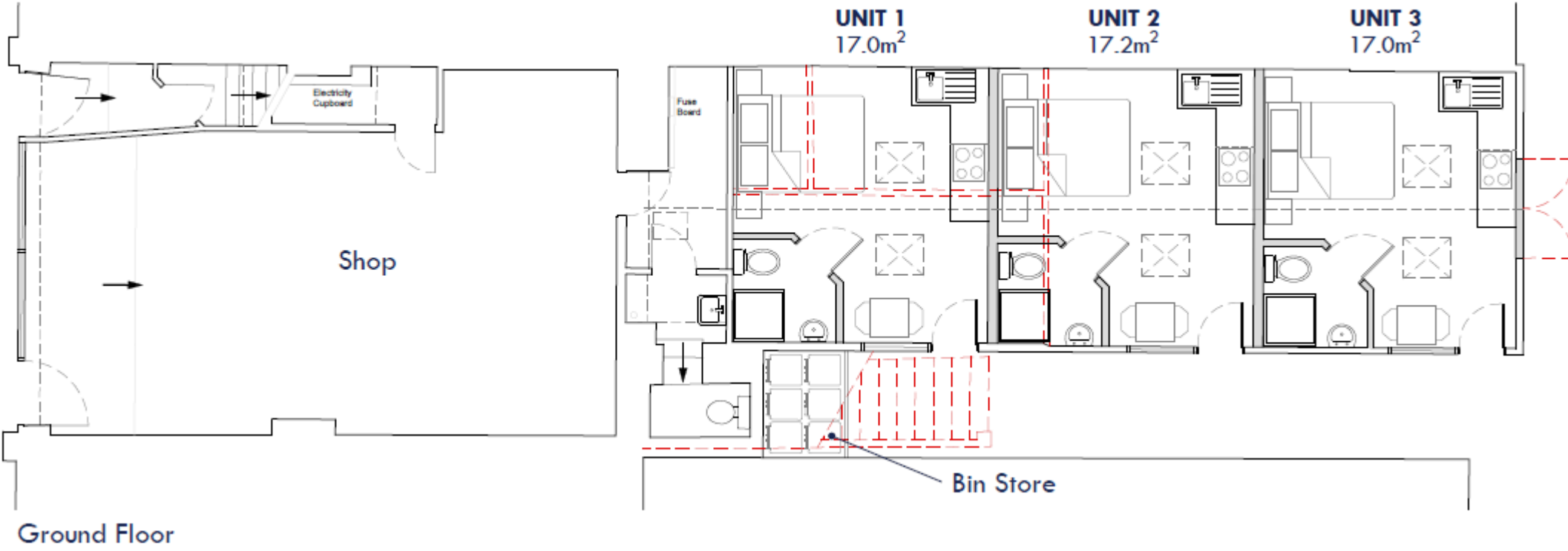
Studio C is at present let on AST to and Individual for a term of 6 Months from 17<sup>th</sup> December 2025 at a current rent of £8,400 p.a. Deposit held of £778.

Flat A is at present let to an Individual for a term of 6 Months from 30<sup>th</sup> August 2025 at a current rent of £13,800 p.a. Deposit held of £1,326.



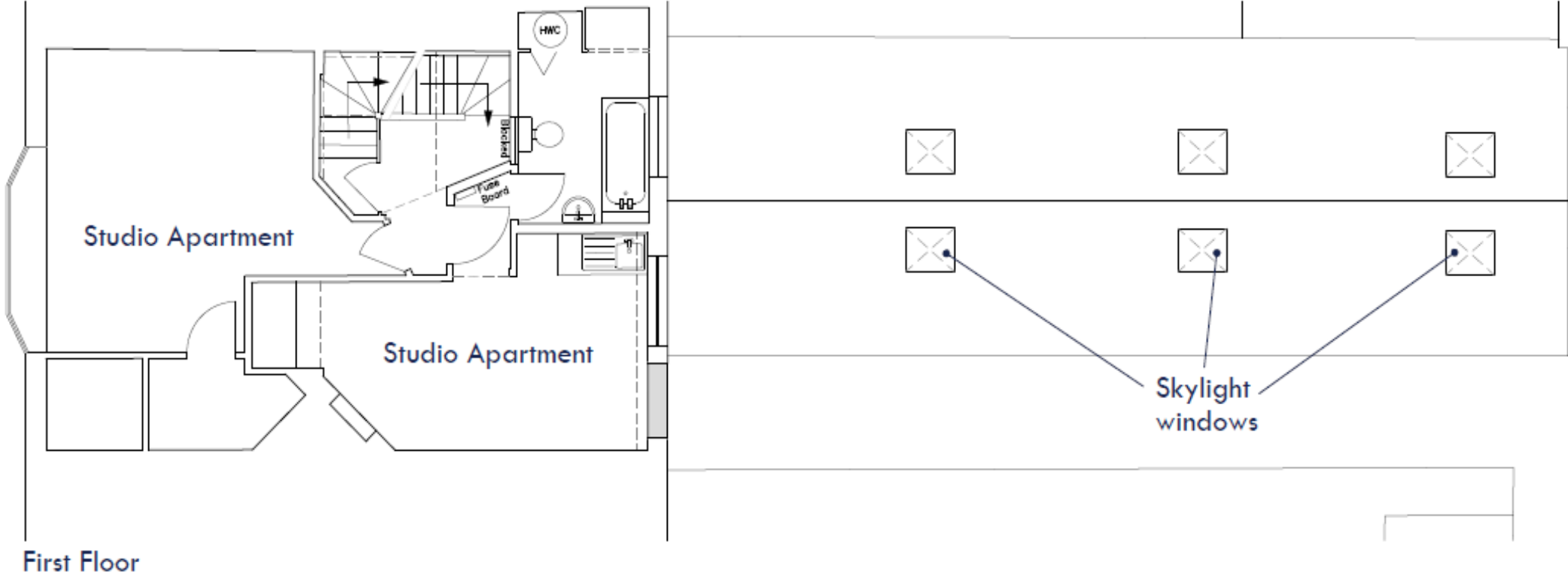
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## Freehold Retail & Residential Investment



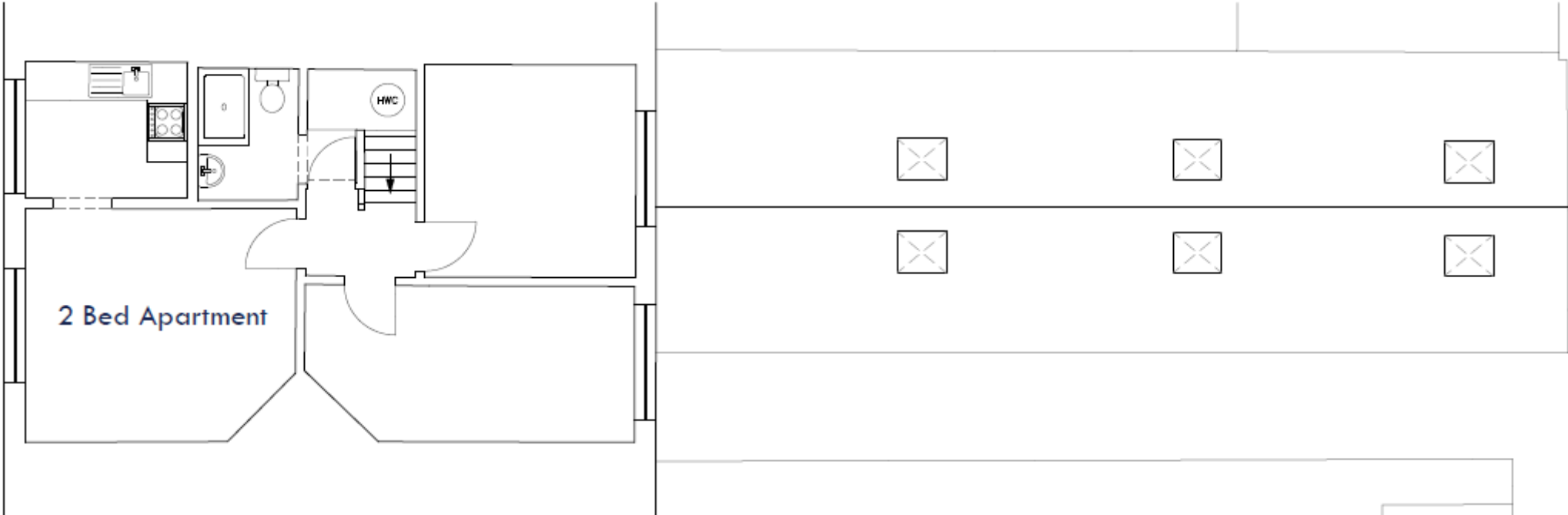
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Second Floor

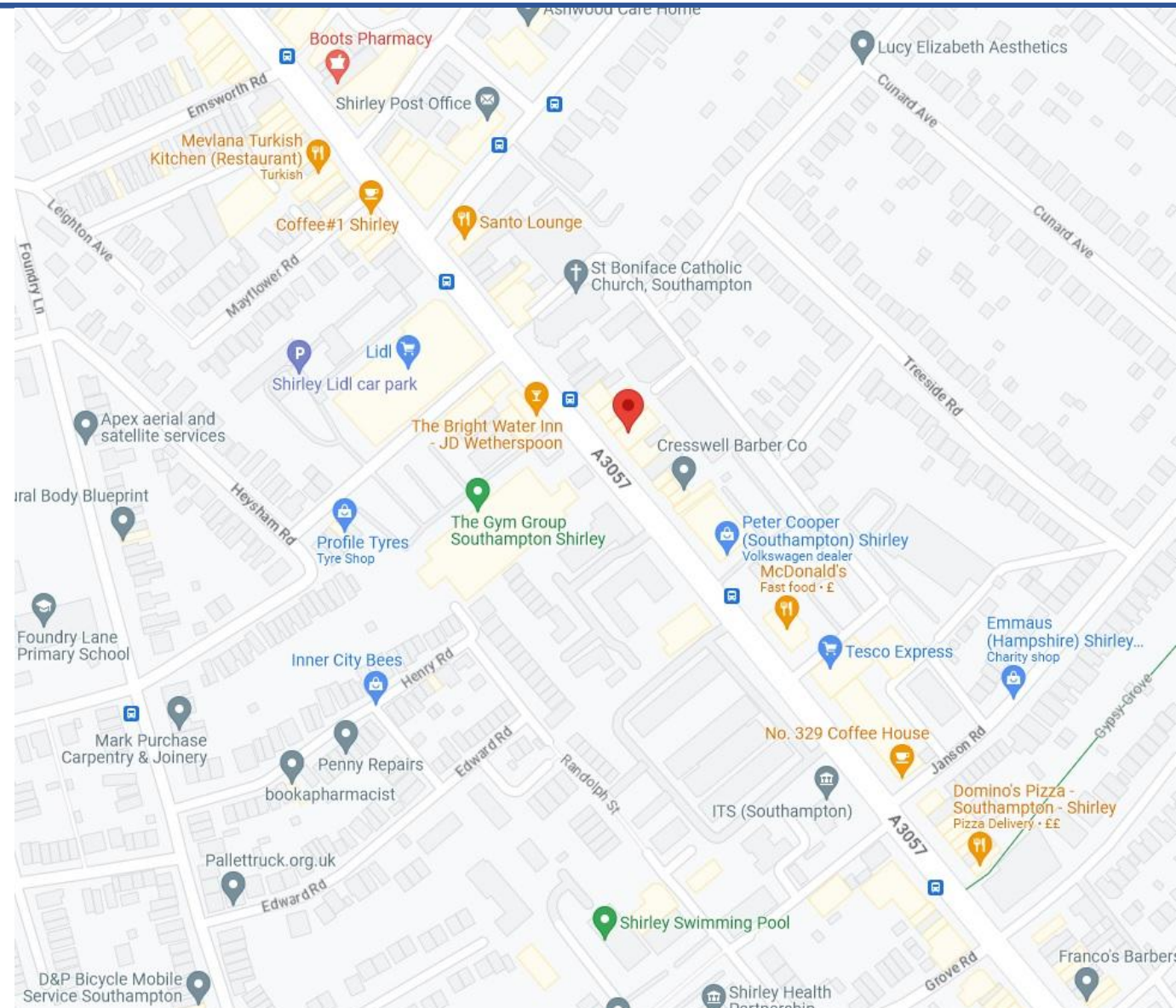
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### Location:

Shirley is a broad district and a former village on the western side of Southampton, England. Shirley's main roles are retailing and residential. It is the most important suburban shopping area in the west of the city. The property is situated right opposite a bus station that offers direct transportation links to Southampton City Centre. Occupiers nearby including McDonalds, Halifax, Lidl, The Gym Group, Pharmacy, Barbers and Restaurants, amongst others.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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