



2-12 Ashdown Road, Chandlers Ford, SO53 5RD

Centrally Located Local Shopping Parade Investment with Residential Above

Summary

Tenure	For Sale
Available Size	4,719 sq ft / 438.41 sq m
Price	£1,750,000
Business Rates	On Application
EPC Rating	Upon enquiry

Key Points

- Parade Anchored by New Reversionary Lease to Tesco Stores Ltd
- Self Contained
- Within Densely Populated Area
- 100% Occupied
- Customer Car Parking for Approx 23 Cars

Description

The building is an effective end of terrace building consisting of a mix development with ground floor commercial retail units (x4) and first floor flats (x6) above. To the front of the building there is parking for the retail units with access at the rear for loading/unloading and pedestrian access to the flats. It is worth noting that Tesco Stores Ltd have taken a 15 year reversionary from 1st January 2028, giving a term certain of approximately 12 years.

Location

This site is situated towards the southern end of Ashdown Road between the junctions with Sycamore Avenue and Hiltonbury Road to the south. The site has relatively easy access to the M3 with Chandlers Ford town centre a short distance to the south. The area is predominantly a neighbourhood district with excellent connectivity to the M3 motorway leading northbound towards London and south towards Southampton and the M27 which leads west towards Bournemouth and east towards Portsmouth and Chichester.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 4	659	61.22
Unit - 6	628	58.34
Unit - 8-12	2,856	265.33
1st - Flat 2a	576	53.51
1st - Flat 4a	576	53.51
1st - Flat 6a	662	61.50
1st - Flat 8a	662	61.50
1st - Flat 10a	662	61.50
1st - Flat 12a	662	61.50
Total	7,943	737.91

Terms

The Freehold is available with the benefit of the site being let to multiple tenants at a price of £1,750,000. This represents a gross yield of 6.55% Please see tenancy schedule attached for further information on the tenancies.

Business Rates / Council Tax

Unit 2 - Rateable Value £6,000 pa

Unit 4 - Rateable Value £5,600 pa

Unit 6 - Rateable Value £5,800 pa

Unit 8-12 - Rateable Value £30,250 pa

Flats 2a - 12a - All fall within Band B for Council Tax

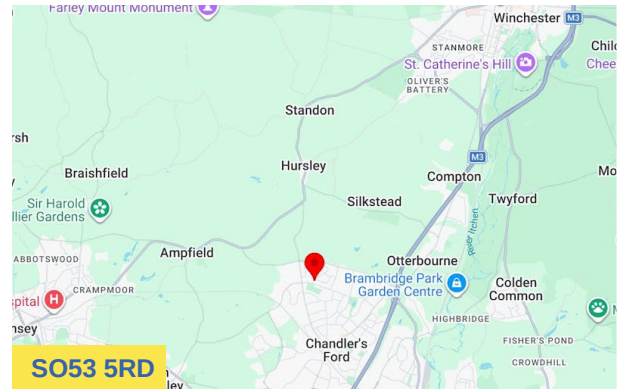
Source - Valuation Office Website - You are advised to make your own enquires in this regard.

Other Costs

Estate Service Charge & Insurance will be payable

Legal Costs - Each party to bear their own costs incurred in the transaction

VAT - Unless stated otherwise all costs and prices are exclusive of VAT



Viewing & Further Information

Tom Holloway

023 9237 7800 | 07990051230

tom@hi-m.co.uk

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ENERGY PERFORMANCE CERTIFICATION
2-12 Ashdown Road, Chandlers Ford, SO53 5RD

Shops

Unit 2 – Band C (70)

Unit 4 – Band C (67)

Unit 6 – Band B (35)

Unit 8-12 – Band B (30)

Flats

Flat 2a - Does not have an EPC

Flat 4a – Band E (51)

Flat 6a – Band E (44)

Flat 8a – Band E (54)

Flat 10a – Band D (60)

Flat 12a – Band E (54)

TENANCY SCHEDULE

2-12 Ashdown Road Chandlers Ford SO53 5RD

Address	Tenant	Term	Repairing Obligation	Rent Review	Break Option	Rent (PA)	Lease Expiry	ERV	In / Out LTA 1954	Other Comments
2/2a Ashdown Rd & Garage 7 Sycamore Ave	Siu King Wong	10 years from 31/05/2023 exp 30/05/2033	Effective FRI	5th & 10th	No	£16,000.00	30/05/2033 8 yrs 7 months	£17,200	Inside	SC annual cap at £1,000 +VAT
4/4a Ashdown Rd	Prince Rajguru	10 years from 05/10/2023 exp 04/10/2033	Effective FRI	5th	No	£15,600.00	04/10/2033 9yrs	£18,200	Inside	Tenant to pay no more than £2,000 + VAT in any one year for keeping the external of the property in repair & decorated
6-12 Ashdown Rd	One Stop Convenience Stores Ltd (Reversionary Lease to Tesco Stores Ltd)	15 years from 01/01/2013 exp 31/12/2028 *	Effective FRI	5th & 10th	No	£38,500.00	31/12/2028 3 yrs 3 months	£45,000	Inside	*New reversionary lease agreed on a 15 yr term with day one Rent review (01.01/28), 5 yearly RR. 10th yr break at the current passing rent.
Flats										
6a Ashdown Rd		AST				£11,700.00		£11,640		£975 pcm
8a Ashdown Rd		AST				£11,400.00		£11,640		£950 pcm
10a Ashdown Rd		AST				£10,740.00		£11,640		£895 pcm
12a Ashdown Rd		AST				£10,740.00		£11,640		£895 pcm
Totals						£114,680.00		£126,960.00		