

FOR SALE

Multi-let Mixed Use Investment Opportunity

MAVA
REAL ESTATE

Market Buildings, High Road, Southampton, Hampshire, SO16 2HW



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3 West Links, Tollgate, Chandler's Ford, Hampshire, SO53 3TG

Key Features

- Unbroken Freehold Opportunity
- Asset Management Potential
- Total Gross Income in Excess of £300,000 PA (Commercial £98,460 PA, Residential £196,800 PA)
- Two Vacant Flats Needing Refurbishment
- Recent Works Completed to Rear Walkways/Staircases
- Guide Price £2,800,000 (STC)

Location & Description

Market Buildings occupies a highly prominent position on High Road, Swaythling, a suburb of Southampton situated to the north of the city centre. The property benefits from excellent connectivity, located just two minutes from Junction 5 of the M27 and the intersection with the M3, providing direct access to the South Coast, London and the wider South East.

Southampton Airport and Southampton Airport Parkway railway station are approximately five minutes away, while Swaythling railway station is within walking distance, offering regular services into Southampton city centre and beyond. A number of bus routes serve the immediate area, with stops located directly outside the property.

The location benefits from a strong and diverse occupier base, supported by nearby residential neighbourhoods, student accommodation and the University of Southampton, which lies in close proximity. The area experiences consistent footfall and serves as an established local centre for retail and commercial activity.

Market Buildings comprises a diverse mixed-use asset providing multiple income streams from a range of retail, and residential occupiers. The property includes a combination of ground floor retail units, commercial accommodation, residential flats and ancillary garages, creating a well-balanced investment with asset management potential.

The property benefits from on-site parking facilities and occupies a highly visible position within a busy local trading location.

The varied occupational mix offers diversification of income whilst presenting opportunities for future asset management initiatives and value enhancement.

Commercial Tenancy Schedule

Address	Tenant	EPC	Rateable Value	Total Net Int Area (Sq. Ft)	Start Date	End Date	Passing Rent per Annum (Agreed Rents)	Comments
1 Market Buildings	Under Offer	C	£8,000	911	Vacant			New 6 year lease, £14,000 PA. 3 year rent review & tenant break.
2-3 Market Buildings	Southcoast Cleaning & Launderette Services Limited	B	£11,750	1,213	01/01/2025	01/01/2035	£12,000	
3a Market Buildings	Vacant	C	£3,950	382	Vacant			Terms agreed new 10 year lease. £12,000 PA year 1, rising to £13,000 PA year 2. Break & rent review year 3
4 Market Buildings	Rejuvenate Aesthetics Clinic Limited	C	£3,800	391	30/04/2021	30/04/2026	£6,500	lease expired, tenant holding over.
4a Market Buildings	Chicano Ink Tattoo/Gear of Honour	-	£3,750	352	XXXX	XXXX	£3,960	No written agreement in place.
5 Market Buildings	Chadwell Care Limited	C	£7,900	750	06/03/2026	05/03/2031	£14,000	Upwards only open market rent review 06/03/2029.
6 Market Buildings	Café @ No.6	C	£3,950	385	XXXX	XXXX	XXXX	See below, 6 & 6a agreed
6a Market Buildings	Under Offer	D	£3,250	307	Vacant			New 10 year lease at £12,000 PA. 3 year rent review, 5 year tenant break.
7-9 Market Buildings	Powred Heating Components Limited	D	£21,250	2,334	12/10/2022	12/10/2032	£24,000	Upwards only open market rent review & tenant break 12/10/2027.

Total income when agreed lettings complete – £98,460 per Annum

Residential Tenancy Schedule

Address	EPC	Council Tax	Bedrooms	Rent PCM	Passing Rent (P/A)
10 Market Buildings	D	B	2	£900	£10,800
11 Market Buildings	D	B	2	£995	£11,940
12 Market Buildings	Need to be refurbished				
13 Market Buildings					
14 Market Buildings	D	B	3	£1,050	£12,600
15 Market Buildings	D	B	2	£995	£11,940
16 Market Buildings	D	B	3	£975	£11,700
17 Market Buildings	C	B	3	£1,040	£12,480
18 Market Buildings	D	B	3	£1,020	£12,240
19 Market Buildings	E	B	3	£1,125	£13,500
20 Market Buildings	E	B	2	£1,150	£13,800
21 Market Buildings	C	B	3	£950	£11,400
22 Market Buildings	C	B	3	£995	£11,940
23 Market Buildings	D	B	3	£1,050	£12,600
24 Market Buildings	C	B	2	£1,025	£12,300
25 Market Buildings	D	B	3	£1,060	£12,750
26 Market Buildings	C	B	3	£1,075	£12,900
27 Market Buildings	D	B	3	£995	£11,940

Garages

Address	Start Date	End Date	Rent PCM	Passing Rent (P/A)
Garage 1	Bin use			
Garage 2	01/10/2025	30/09/2026	£80	£960
Garage 3	13/11/2025	12/01/2027	£80	£960
Garage 4	01/10/2025	30/09/2026	£30	£360
Garage 5	01/10/2025	30/09/2026	£30	£360
Garage 6	Vacant			
Garage 7	Estate Use			
Garage 8	01/10/2025	30/09/2026	£80	£960
Garage 9	13/01/2026	12/01/2027	£80	£960
Garage 10	01/04/2026	31/03/2027	£60	£720

There are 10 garages totalling to £440 pcm (£5,280 pa). Scope to improve garage income.

Total current residential APT rents – £196,800 per Annum (Excludes flats 12 & 13)

Total current income (Assuming complete agreed commercial lets)
– £300,540 per Annum

Site Plan



For guidance purposes only. Not to scale and not to be relied upon.

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External



Commercial



Residential



Tenure

Freehold Title No. HP742693.

Tenancies

See tenancy details in tables above. Sold subject to all tenancies in place at completion.

Terms

Unconditional offers sought of £2,800,000 subject to contract for the freehold interest subject to subsisting tenancies.

A purchase at this level will show an attractive net initial yield of 10% after allowance for buyer's costs at 6.42%. This assumes all under offer commercial lettings are completed. We have also allowed for initial expenditure for repairs & x2 flat refurbishments.

VAT

We understand that the property is not elected for VAT.

Money Laundering

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



What3words: **retain.precautions.admit**



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

Duane Walker | 07880 700 995 | dwalker@mavarealestate.co.uk

Dominic Arkell | 07918 926 119 | darkell@mavarealestate.co.uk

Abbigail Gray | 023 8022 2292 | agray@mavarealestate.co.uk



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Property Management Opportunity

For purchasers seeking a hands-off investment, ongoing management services can be provided by Mava Real Estate. With extensive experience managing mixed-use, retail, commercial and residential assets across Hampshire and Dorset, Mava Real Estate offers a comprehensive property management solution covering day-to-day tenant liaison, service charge administration, rent collection, maintenance coordination and asset management support.

This provides investors with the confidence that the property can continue to be managed efficiently by a local team with detailed knowledge of the asset and its occupiers.