

Southampton – 432,432A,432B Bitterne Road, Hampshire SO18 1BS
Freehold Residential & Ground Rent Investment



BLUE ALPINE

PROPERTY CONSULTANTS



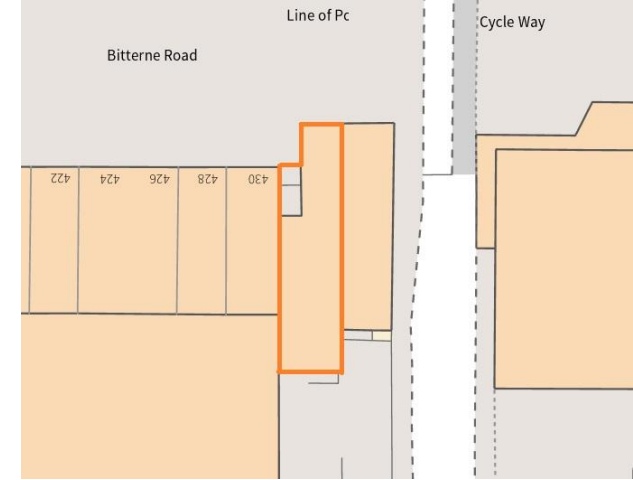
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Investment Consideration:

- Purchase Price: £130,000
- Gross Initial Yield: 9.23%
- Rental Income: £12,000 p.a.
- VAT is NOT applicable to this property
- Comprises large ground floor 1-bedroom flat newly converted in 2023
- Includes retail shop and 2-bedroom flat at first floor fronting Bitterne Road, both of which have been sold-off
- Nearby occupiers include Lloyds Bank, Pure Gym, Iceland, Specsavers and Superdrug, amongst others.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 432B (Ground Floor)	Residential Flat: 56 sq m (603 sq ft) 1 bedroom, kitchen/living room, bathroom, store/office	Individual	Periodic	£12,000	Note 1: Periodic tenancy
No. 432 (Ground Floor)	Retail Shop: Sold-off	Individual	999 Years from 7 November 2025	Peppercorn	Note 1: FRI
No. 432A (First Floor)	Residential Flat: Sold-off	Individual	125 Years from 9 March 2026	Peppercorn	Note 1: FRI Note 2: Reversion 2151
Total				£12,000	

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Property Description:

Comprises large 1-bedroom flat situated at the rear of 432 Bitterne Road. The property includes ground floor shop and 2-bed flat at first floor fronting Bitterne Road, both of which have been sold-off on long leasehold, providing the following accommodation and dimensions:

Ground Floor: 56 sq m (603 sq ft)

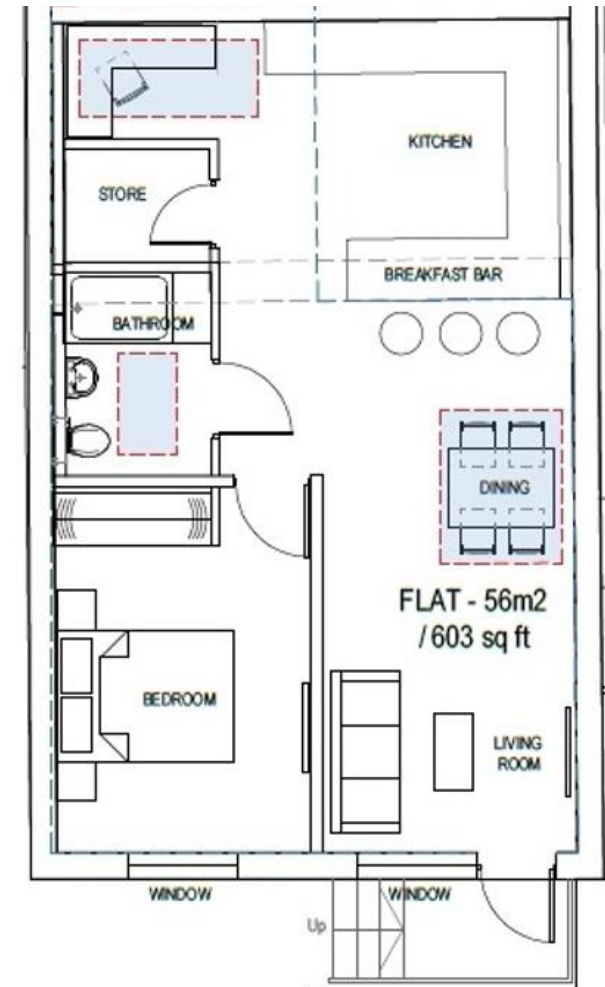
1 bedroom, kitchen/living room, bathroom, store/office

Tenancy:

Flat 432B is at present to an Individual on Periodic Tenancy at a current rent of £12,000 p.a.

Flat 432A has been sold-off on long leasehold for a term of 125 Years from 9th March 2026 at a ground rent of peppercorn.

Shop No.432 has been sold-off on long leasehold for a term of 999 Years from 7 November 2025 at ground rent of peppercorn.



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Flat 432B Access at Rear

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Retail Shop (432) & 2-Bed Flat (432A) fronting Bitterne Road: Sold-off

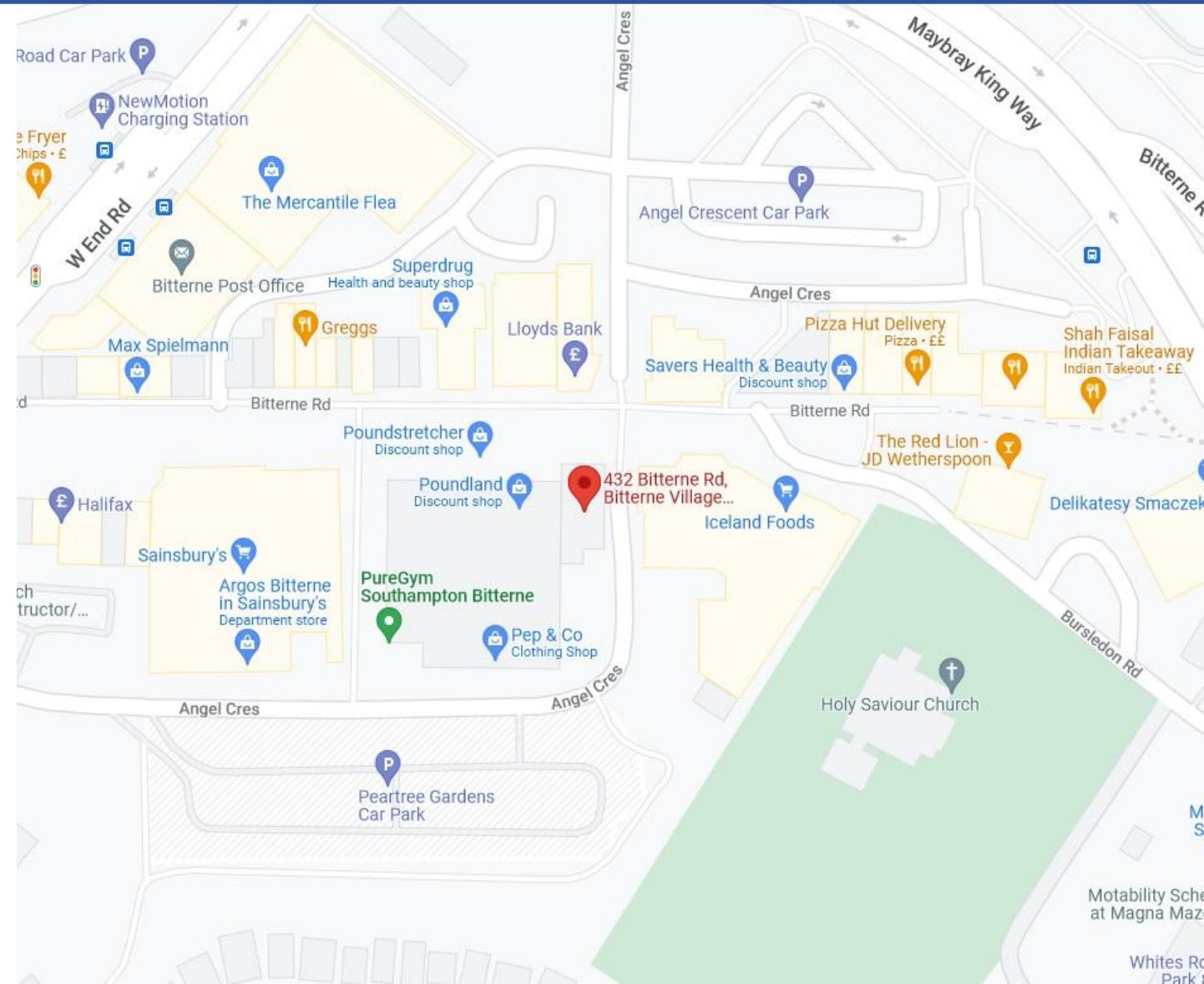
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Location:

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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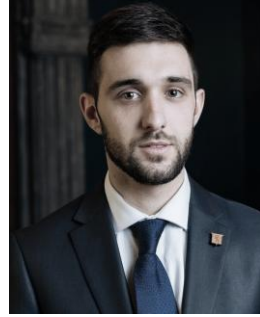
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Contacts:

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BLUE ALPINE

PROPERTY CONSULTANTS

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