

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



BLUE ALPINE

PROPERTY CONSULTANTS



Southampton - 399 Shirley Road, Shirley SO15 3JD

Freehold Retail & Residential Investment



Investment Consideration:

- Purchase Price: £795,000
- Rental Income: £67,120 p.a. + 1 vacant studio flats
- ERV: £76,600 p.a. GIY: 9.64%
- 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.



Southampton - 399 Shirley Road, Shirley SO15 3JD

Freehold Retail & Residential Investment



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 399 (Ground Floor)	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
No. 399 Unit 1 (Rear Ground Floor)	Studio Flat: 17 sq m (183 sq ft) Double bed, Kitchen, Bathroom	Individual	Periodic	£9,360	Note 1: APT Note 2: Deposit held of £780
No. 399 Unit 2 (Rear Ground Floor)	Studio Flat: 17 sq m (183 sq ft) Double bed, Kitchen, Bathroom	Individual	Periodic	£9,480	Note 1: APT Note 2: Deposit held of £800
No. 399 Unit 3 (Rear Ground Floor)	Studio Flat: 17 sq m (183 sq ft) Double bed, Kitchen, Bathroom	Individual	Periodic	£8,880	Note 1: APT Note 2: Deposit held of £853
No. 399B (First Floor)	Studio Flat: 26 sq m (280 sq ft) Double bed, Kitchen, Bathroom	Individual	Periodic	£9,600	Note 1: APT Note 2: Deposit held of £800
No. 399C (First Floor)	Studio Flat: 22 sq m (237 sq ft) Double bed, Kitchen, Bathroom	Vacant		ERV: £9,480	
No. 399A (Second Floor)	Residential Flat: 53 sq m (570 sq ft) 2 Bedrooms, Kitchen, Living Room, Bathroom	Individual	Periodic	£13,800	Note 1: APT Note 2: Deposit held of £1,326
			Total	£67,120	
			ERV	£76,600	

Southampton - 399 Shirley Road, Shirley SO15 3JD

Freehold Retail & Residential Investment



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



Southampton - 399 Shirley Road, Shirley SO15 3JD

Freehold Retail & Residential Investment



Tenancy:

The ground floor shop is at present let to an Individual t/a Nail Salon for a term of 15 years from 6th 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 5th year only with minimum 6 months notice. Deposit held of £4,000.

Studio 1 is at present let on APT to and Individual at a current rent of £9,360 p.a. Deposit held of £780.

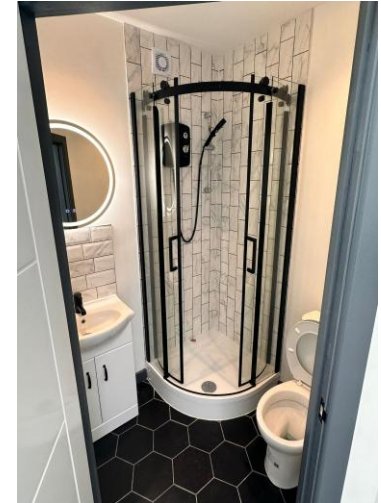
Studio 2 is at present let on APT to and Individual at a current rent of £9,480 p.a. Deposit held of £800.

Studio 3 is at present let on APT to and Individual at a current rent of £8,880 p.a. Deposit held of £853.

Studio B is at present let on APT to and Individual at a current rent of £9,600 p.a. Deposit held of £800.

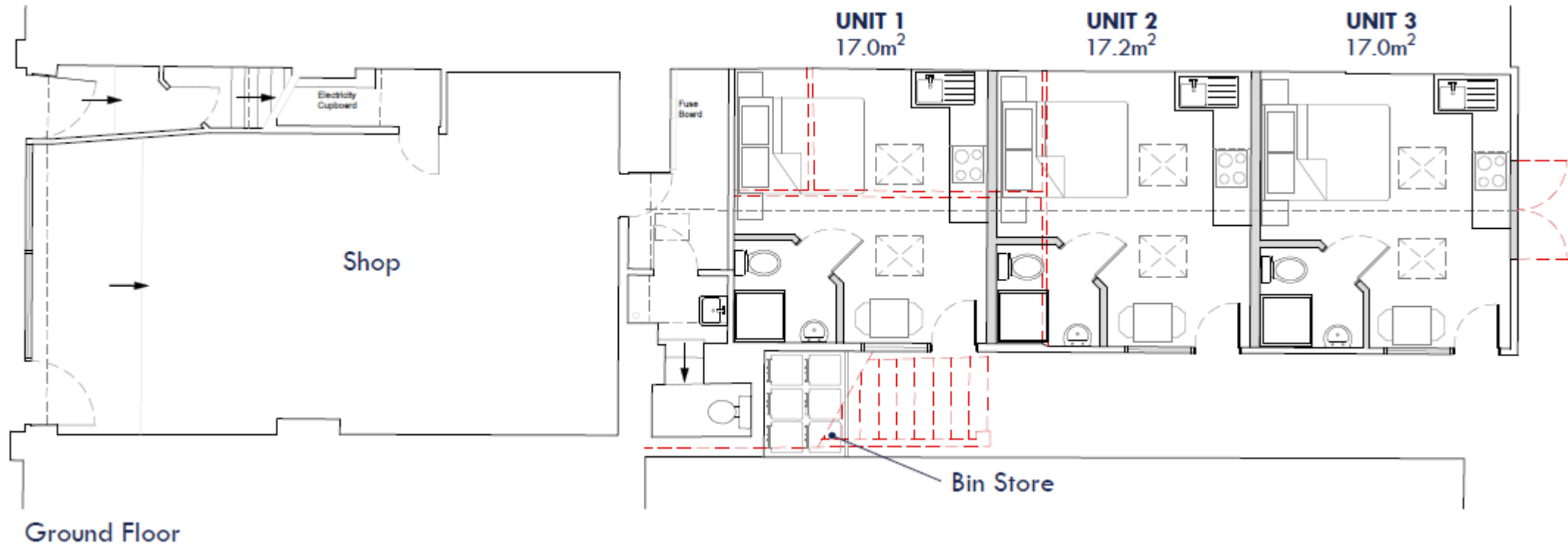
Studio C is at present vacant. ERV: £9,480 p.a.

Flat A is at present let on APT to an Individual at a current rent of £13,800 p.a. Deposit held of £1,326.



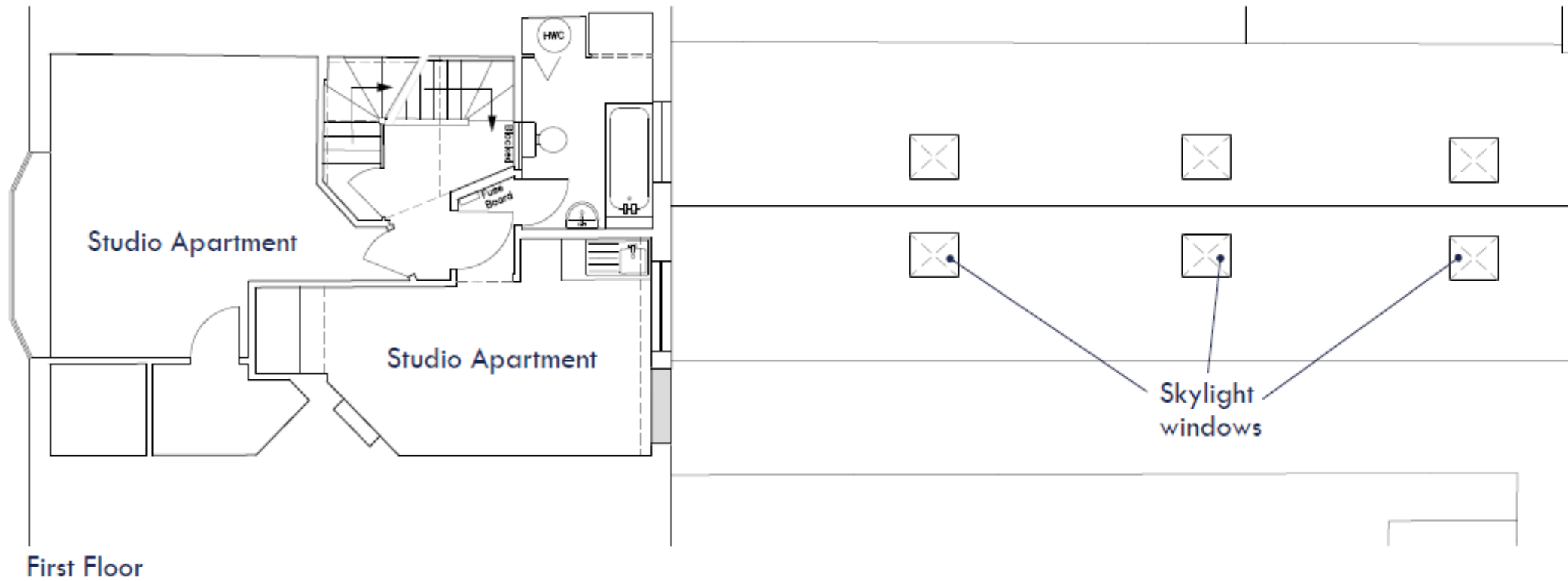
Southampton - 399 Shirley Road, Shirley SO15 3JD

Freehold Retail & Residential Investment



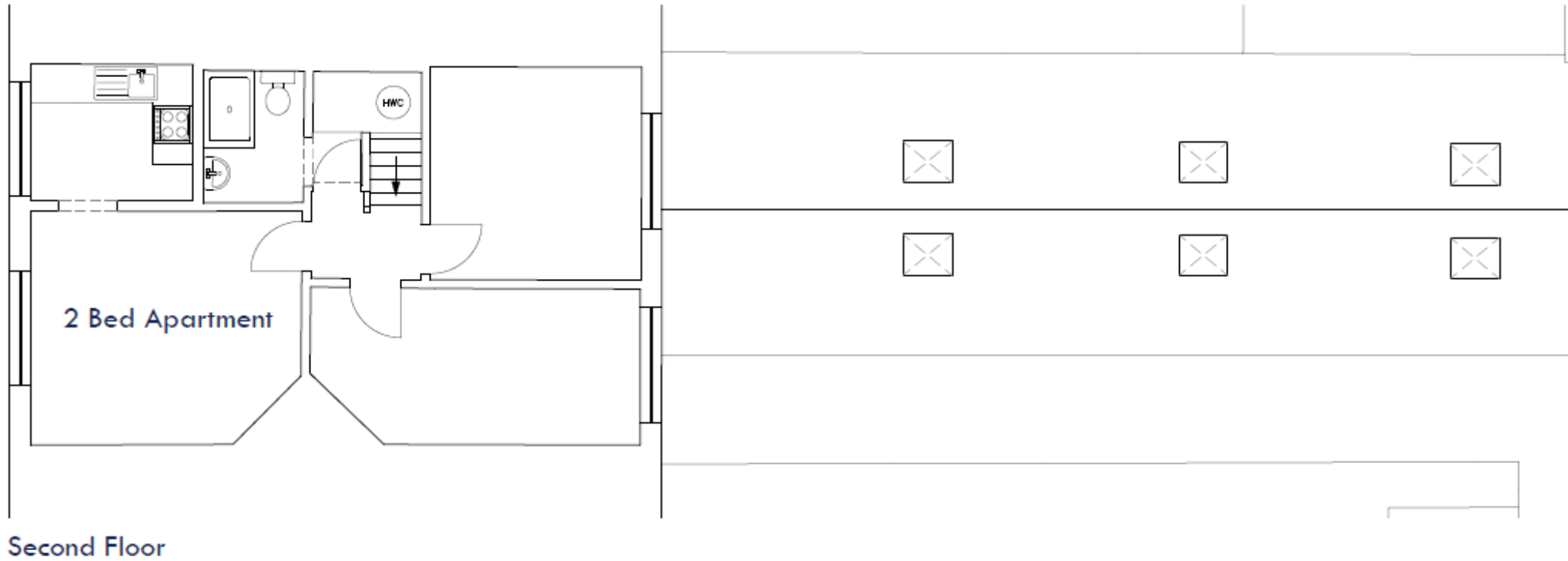
Southampton - 399 Shirley Road, Shirley SO15 3JD

Freehold Retail & Residential Investment



Southampton - 399 Shirley Road, Shirley SO15 3JD

Freehold Retail & Residential Investment



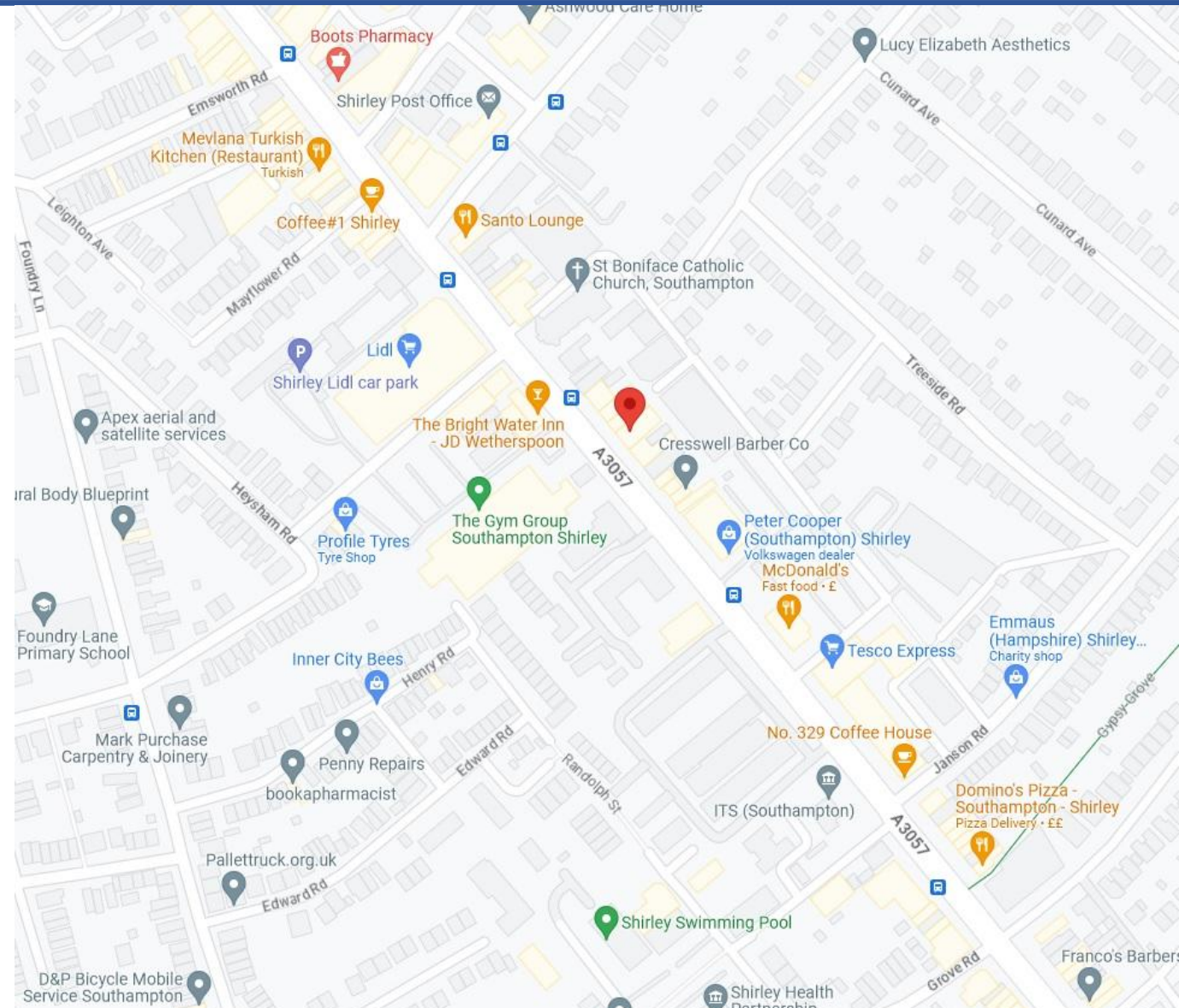
Southampton - 399 Shirley Road, Shirley SO15 3JD

Freehold Retail & Residential Investment



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.



Southampton - 399 Shirley Road, Shirley SO15 3JD

Freehold Retail & Residential Investment

Contacts:

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



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Address:

Blue Alpine Partners Limited
Trading Address: Office 301, 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. In the event any part of the property is in residential use, The Renter's Rights Act 2025 may apply to this property.