

## HYTHE MARINE PARK, SHORE ROAD, HYTHE SO45 6HE



### DESCRIPTION

The property principally comprises two large, high bay marine industry units with a range of ancillary accommodation, totalling c.225,000 sq ft on a c.12-acre site. In addition, there is deep water access directly to Southampton Water via a substantial jetty and barge structure, with separate ramp access and a heavy boat lift.

### TENANCY

The property is let predominantly on an overriding lease to Fairline Yachts, but entirely sublet to a range of marine industry specialists, including Oyster Yachts, Desty Marine/Sunseeker, ABP and Carrington Boats.

### TENURE

Freehold & Long Leasehold (Crown Estate lease covering c 33 acres of seabed)

### PRICE AND YIELD

The property was purchased for £14,000,000, reflecting a net initial yield of 9.15%.

### TRANSACTION

The property was acquired by AEW UK Core Plus Property Fund, advised by HSM, from a private property company. (February 2023)