

6 WEEK COMPLETION

View from the property



SITUATION

Occupying a prominent trading position within the town's main retail thoroughfare adjacent to **The Salvation Army**, opposite **Ladbroke's** and **Your Move** and amongst such other multiples as **Subway**, **Dorothy Perkins**, **Barnardo's** and **Barclays**. In addition, the property is located within a 100 yards from the junction with the pedestrianised section of London Road which houses a variety of traders including **Boots**, **Superdrug** and **Peacocks**.

Waterlooville is a popular town lying some 7 miles north-east of Portsmouth and enjoying excellent road access via the A3 to the M27 motorway.

PROPERTY

An end of terrace building comprising a **Double Fronted Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** at first floor level. In addition, the property includes **3 intercommunicating Garages** with up-and-over doors, an allocated parking space and use of a rear service area for unloading.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop & 3 Garages	Ground Floor Double Shop Gross Frontage 31'5" Internal Width 28'9" Shop Depth (max) 89'10" Built Depth 100'9" Sales & Store Area Approx 2,205 sq ft Kitchen & WC 3 Garages Area Approx 410 sq f	N Troward (T/A CLIX) (Furniture Shop)	15 years & 8 months from 15th December 2010	£24,000	FRI by way of service charge Rent Reviews 2016 & 5 yearly Tenant's Break 2018
First Floor (2 Flats)	Not inspected	Various	Each 125 years from 25th March 2005	£100	Each FRI by way of service charge Rent doubles every 25 years
TOTAL				£24,100	

£24,100 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts