

6 WEEK COMPLETION



SITUATION

Occupying a busy trading position in the centre of Cosham and amongst a range of multiples including **Barclays, Natwest, Santander, WH Smith, Betfred, Lloyds Pharmacy, Boots, Peacocks, Specsavers** and many others. Cosham is located approximately 5 miles north of Portsmouth and benefits from excellent road links via the M27 and A27 which leads into the A3.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first floor level. In addition, there is rear off-street parking for 2 cars.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 15'0" Internal Width 13'4" Shop Depth 30'7" Built Depth 51'8" WC	H T Bui (Nail Salon)	10 years from 1st August 2006	£7,800	FRI Tenant has been in occupation approximately 10 years
First Floor Flat	Not Inspected	Individual	100 years from 1st June 2007	£150	FRI Rent Rises by £50 p.a every 25 years
TOTAL				£7,950	

£7,950 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Donnelly & Elliott - Tel: 02392 505 500
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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