

6 WEEK COMPLETION



SITUATION

Located in this established local shopping precinct adjacent to a **Co-Op Supermarket & Post Office** serving the surrounding residential area. 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 **Ground Floor Shop** with separate rear access to a **Self-Contained Maisonette** at first and second floor level. There is a rear service road for unloading, a gated yard with parking for 1 car and a communal front customer car park.

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 21'0" Internal Width 18'4" Shop Depth 36'4" WC	Lydia Messelwhite (Hair Salon)	20 years from 13th May 2002	£7,000	FRI Rent Reviews 2012 & 5 yearly Tenant's Break 2012.
First & Second Floor Maisonette	Not Inspected	Individual	99 years from 28th June 1991	£20	FRI Rent doubles every 33 years. Valuable reversion in approx 79 years.
TOTAL				£7,020	

£7,020 per annum

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

VENDOR'S SOLICITORS

Donnelly & Elliot - Tel: 02392 50 55 00
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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