



**SITUATION**

Occupying a prominent trading position in the busy pedestrianised section of Bitterne Road amongst such multiple occupiers as **Boots, Greggs, Iceland, Peacocks, Pizza Hut, Sainsburys, Stead and Simpson** and others. Bitterne is one of Southampton's principal district shopping centres, lying some 2 miles east of Southampton City Centre.

**PROPERTY**

A **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above.

**ACCOMMODATION**

**Ground Floor Shop**

- Gross Frontage 19'2"
- Internal Width 18'9"
- Built Depth 42'7"
- ITZA 507 sq ft
- WC

**First and Second Floor Flat**

3 Rooms, Kitchen, Bathroom/WC

**VAT is NOT payable in respect of this Lot FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Themedawn Ltd t/a Cash Converters (having over 200 branches)** for a term of 25 years from 25th December 1989 at a current rent of **£21,210 per annum** exclusive.

**Rent Review 2009 (Outstanding – Landlord quoted £21,800 p.a.)**



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**£21,210 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**



**JOINT AUCTIONEERS**  
BNP Paribas, Alleyn House, 23/27 Causton Crescent, Southampton, SO15 2EU  
Tel: 02380 385 024 Ref: R. Holt Esq

**VENDOR'S SOLICITORS**  
Mishcon de Reya - Tel: 020 7440 7027  
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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