



6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position in the busy pedestrianised section of Bitterne Road amongst such multiple occupiers as **Greggs, Boots, Cash Converters, 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

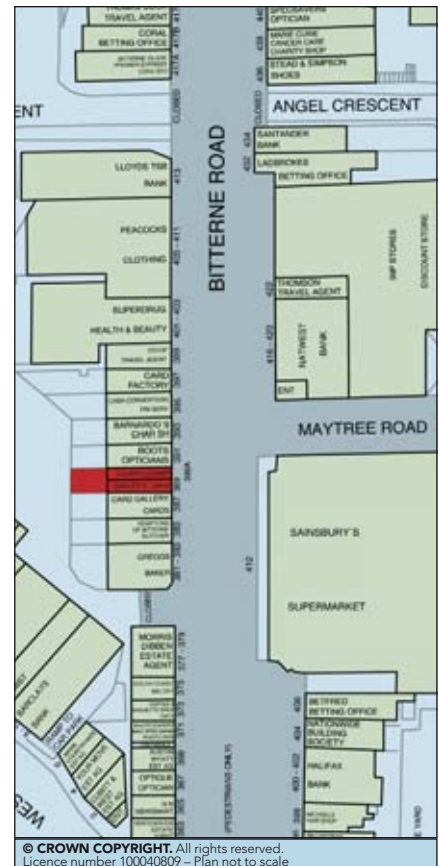
Two Ground Floor Shops which intercommunicate at the rear with separate rear access to a **Self-Contained Flat** above.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 389A (Ground Floor Shop)	Internal Width 8'7" Built Depth 42'4" External WC	P Watts (Jewellers/watch repairs)	10 years from 25th December 2009 (See Note)	£10,250	FRI Rent Review 2014
No. 389B (Ground Floor Shop)	Internal Width 8'8" Built Depth 42'4" WC	P Watts (Locksmith)	10 years from 25th December 2009 (See Note)	£10,250	FRI Rent Review 2014
No. 389C (First and Second Floor Flat)	Not Inspected	Individual	125 years from 3rd October 2005	£75	FRI
TOTAL				£20,575	



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Note: The ground floor tenant has been in occupation for over 10 years.

£20,575 per annum

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



JOINT AUCTIONEERS
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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