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6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position in this busy High Street, opposite **Co-Op Supermarket**, and amongst a host of specialist traders. Fordingbridge is an attractive town situated on the edge of the New Forest 21 miles west of Southampton and 17 miles north of Bournemouth.

PROPERTY

A mid terraced building comprising a **Ground Floor Double Shop** with internal access to **Storage** on the First Floor. In addition, the property benefits from use of a rear service road and rear yard with parking for 5 cars plus **Additional Rear Land (See Note 1)**.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage 28'2" Internal Width 27'9"
 Built Depth 65'2" (max)

First Floor Storage

Area Approx 430 sq ft plus WC
Plus Additional Rear Land (See Note 1)

VAT is NOT payable in respect of this Lot

**£10,500 per annum
 Plus Vacant Land
 (See Note 1)**

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

FREEHOLD

TENANCY

The property is let on a full repairing and insuring lease to **M. Penton & P. Penton as Bakers & Confectioners** for a term from 22nd September 2006 to 18th February 2015 (**See Note 2**) at a current rent of **£10,500 per annum** exclusive.

Rent Review February 2011 (Outstanding)

Note 1: The additional rear land (shaded blue on the site plan) is offered with vacant possession, subject to any rights that exist thereover.

Note 2: The shop has been used as a bakers since 1985.



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