

SITUATION

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

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

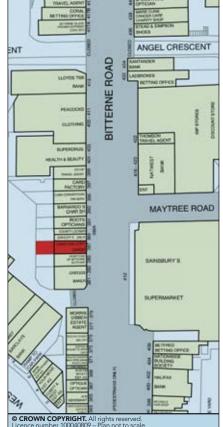
VAT is **NOT** payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'4" Internal Width 17'0" Built Depth 43'6" ITZA 593 Units	Mr and Mrs R J Bennett (Cards and Gifts)	10 years from 9th August 2011	£21,500	Rent Review 2016 Tenant's Break 2013
First and Second Floor Flat	Not Inspected	Individual	125 years from April 2012	£75	FRI

TOTAL £21,575



£21,575 per annum

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



JOINT AUCTIONEERSBNP Paribas, Alleyn House, 23/27 Carlton Crescent,
Southampton, SO15 2EU
Tel: 02380 385 024 Ref: R. Holt Esq

VENDOR'S SOLICITORS

Mischon de Reya - Tel: 020 7440 7027 Ref: I. Lipman Esq - Email: ian.lipman@mishcon.com