



**GROUND RENT INVESTMENT  
6 WEEK COMPLETION**

**SITUATION**

Located within this established shopping precinct close to the junction with Old Farm Drive serving the surrounding residential area. Southampton is located between Portsmouth and Bournemouth enjoying excellent road access with the M27 and M3.

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No.8/9	Ground Floor Double Shop	A. Raja (Not Trading)	999 years from 19th March 2008	£100	FRI
No. 8A	Flat & Garage 2	Individual	99 years from 25th March 1987	£50	FRI. <b>Reversion in 74 years. Rent rises to £100 in 2020 and £200 in 2053</b>
No. 9A	Flat & Garage 4	2 Individuals	99 years from 25th March 1987	£50	FRI. <b>Reversion in 74 years. Rent rises to £100 in 2020 and £200 in 2053</b>
<b>TOTAL</b>				<b>£200</b>	

**Note 1: The Freeholder insures the building. Current Sum insured £516,627. Current Premium £1,075.53.**

**Note 2: In accordance with S. 5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to auction.**

**£200 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

**PROPERTY**

A mid terraced building comprising a **Ground Floor Double Shop** with separate rear access to **2 Self-Contained Flats** on two upper floors. In addition, **each** flat includes a **Garage**.

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

**FREEHOLD**

**VENDOR'S SOLICITORS**

Spratt Endicott Solicitors - Tel: 01295 225 721  
Ref: Ms Nicola Muir - Email: nmuir@se-law.co.uk

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