



6 WEEK COMPLETION

SITUATION

Close to the corner of Ophir Road adjacent to a **Tesco Express** on the main A2047 London Road serving the surrounding residential area and only a few minute's drive from the centre of the town.

Portsmouth is the most densely populated city outside of inner London and lies approximately 70 miles south west of London via the A3 (M) and M27 (Junction 13).

The city is famous for its naval links and is a major tourist attraction and Port with regular services to the Isle of Wight.

PROPERTY

A single storey building comprising **2 Ground Floor Shops** with a large rear garden area.

ACCOMMODATION

No. 297 (Launderette) - Ground Floor Shop (L-Shaped)

Gross Frontage	19'0"
Internal Width	17'8"
Rear Width	34'0"
Shop Depth	48'6"
Built Depth	59'0"
Area	Approx 1,140 sq ft
External WC	

No. 299 (Take Away) - Ground Floor Shop

Gross Frontage	19'0"
Internal Width	17'8"
Shop Depth	31'10"
Area	Approx 500 sq ft
WC	

£13,500 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

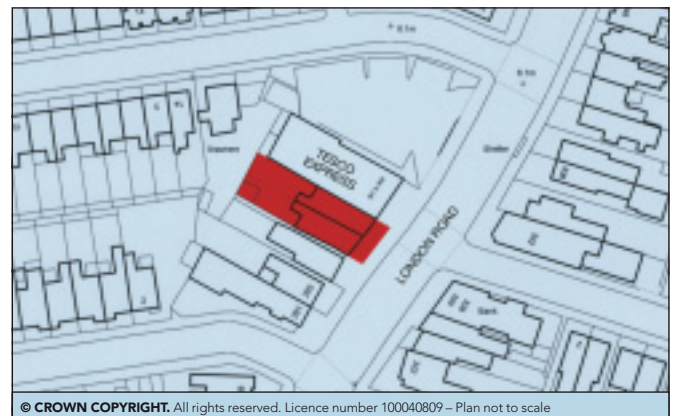
The entire property is let on a full repairing and insuring lease to **I. Pickup as a Launderette and Indian Takeaway** for a term of 20 years from 25th March 1995 at a current rent of **£13,500 per annum** exclusive.

Rent Review 2010 (Outstanding)

Tenant's 2010 Break Clause was not exercised

Note 1: The tenant sub-lets No. 299 as a Take Away.

Note 2: There is potential for re-development of the building to provide additional accommodation above, subject to planning and possession.



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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