



6 WEEK COMPLETION

View Inside the Precinct

SITUATION

Located in this Shopping Precinct which is attractively built around a central lawned courtyard and benefits from its own Shoppers Car Park. Occupiers include **HSBC** and **Swinton** together with a variety of local traders all serving the surrounding residential population. Chandler's Ford lies approximately 6 miles north of Southampton with easy access to the A33, M3 and M27.

PROPERTY

A terraced building comprising a **Ground Floor Shop** with separate front access via a communal balcony to a **Self-Contained Flat** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 29 (Ground Floor Shop)	Gross Frontage 17'10" Internal Width 17'0" Shop Depth 37'7" Built Depth 43'5" Kitchen/Store Area Approx 40 sq ft Shower & WC	Ms Sirorat Young (Thai Massage having 4 branches)	7 years from 31st May 2012 (renewal of a previous lease)	£8,000 (See Note)	FRI Note 1: The current rent is £7,000 p.a. until 31/5/13 and Vendor will make up this rent shortfall on completion. Note 2: £1,750 rent deposit held.
No. 29a (First & Second Floor Flat)	Not inspected	2 individuals	125 years from 18th October 1984	£50	FRI
TOTAL				£8,050	

£8,050 per annum

The Surveyors dealing with this property are
STEVEN GROSSMAN and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Mills Chody - Tel: 020 8428 2272
Ref: D. Ford Esq - Email: dford@millschody.com

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