

**SITUATION**

Occupying a prominent trading position in the busy pedestrianised section of Bitterne Road, opposite Sainsburys, and amongst such multiple occupiers as Boots, Cash Converters, Iceland, Peacocks, Card Factory, Barnardos, Superdrug, 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 Double Shop** with separate rear access to **2 Self-Contained Flats** above.

**ACCOMMODATION****Ground Floor Double Shop**

Gross Frontage	34'4"
Internal Width	33'7"
Built Depth	42'7"
GIA	Approx 1,460 sq ft
ITZA	1,039 Units
WC	

**First and Second Floor Flats**

Not inspected – Each believed to be 3 Rooms, Kitchen, Bathroom/WC

**£44,500 per annum**

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

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

**FREEHOLD****TENANCY**

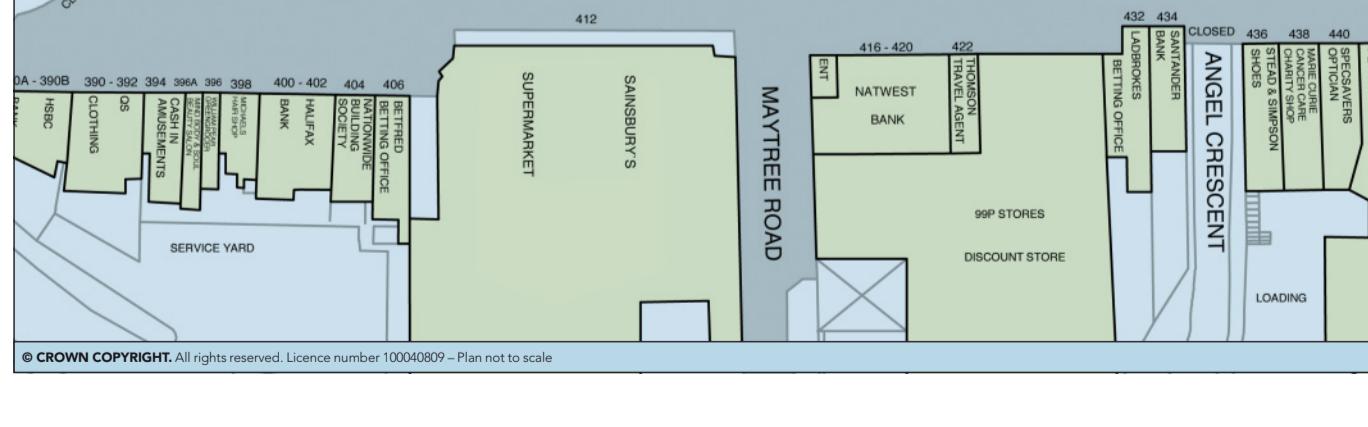
The entire property is let on a full repairing and insuring lease to **Greggs Plc (having over 1,400 branches) (T/O for Y/E 31/12/11 £701.1m, Pre-Tax Profit £60.5m and Net Worth £206.5m)** for a term of 10 years from 23rd June 2009 (**See Note**) at a current rent of **£44,500 per annum** exclusive.

**Rent Review and Tenant's Break 2014**

**Note: The lease is a renewal of a previous lease where it increased from £42,500 per annum.**



**View Opposite**



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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