



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

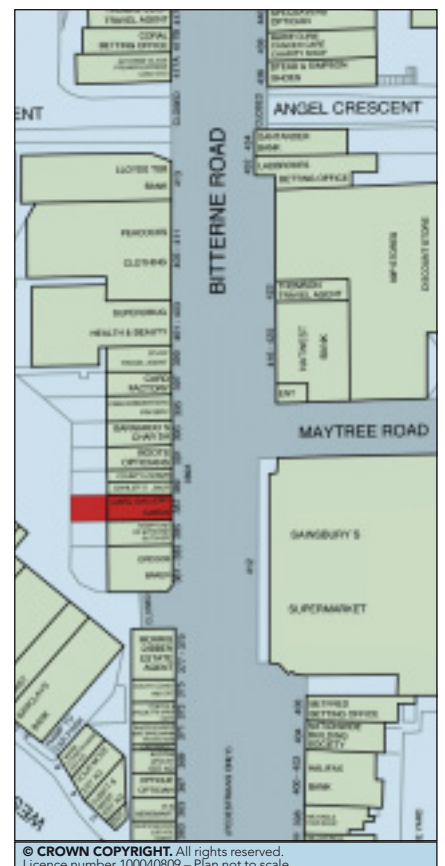
A **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above.

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 WC	Mr and Mrs R J Bennett (Cards and Gifts)	10 years from 9th August 2011	£21,500	FRI Rent Review 2016 Tenant's Break 2013
First and Second Floor Flat	Not Inspected – Believed to be 3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 21st March 2012	£6,000	AST
TOTAL				£27,500	



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£27,500 per annum

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

VENDOR'S SOLICITORS

Mischon de Reya - Tel: 020 7440 7027
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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