



**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**

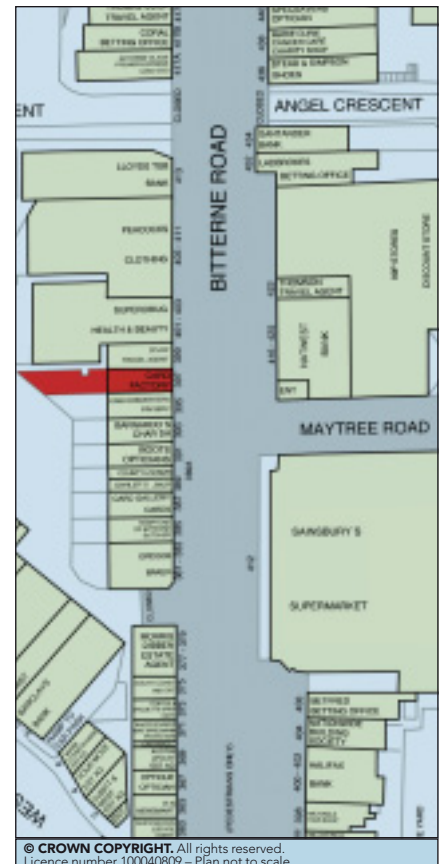
A **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above.

**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 16'2" Internal Width 15'11" Built Depth 42'6" WC	<b>Sportsworld Ltd t/a Cardfactory (Having approx 600 branches) (T/O for Y/E 31/01/12 £254.3m, Pre-Tax Profit £56.2m and Net Worth £130.3m)</b>	10 years from 19th November 2010	£18,300	FRI <b>Rent Reviews 2013 and 2018</b> <b>Tenant's Break 2015, subject to a 6 months rent penalty</b>
First and Second Floor Flat	Not Inspected	Individual	125 years from August 2004	£75	FRI
<b>TOTAL</b>				<b>£18,375</b>	



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**£18,375 per annum**

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

**VENDOR'S SOLICITORS**  
Mischon de Reya - Tel: 020 7440 7027  
Ref: I. Lipman Esq - Email: ian.lipman@mishcon.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