



### SITUATION

Occupying a prominent trading position in the busy pedestrianised section of Bitterne Road amongst such multiple occupiers as **Greggs, Boots, 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

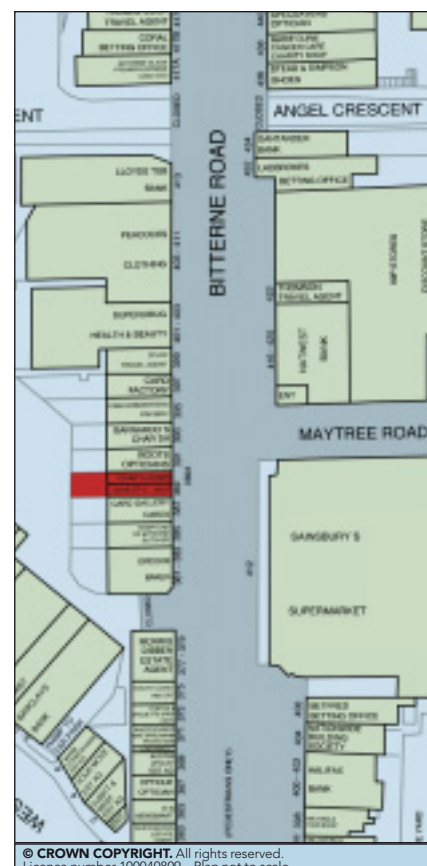
**Two Ground Floor Shops** which intercommunicate at the rear with separate rear access to a **Self-Contained Flat** above.

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

### FREEHOLD

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 389A (Ground Floor Shop)	Internal Width 8'7" Built Depth 42'4" External WC	<b>Dahlers Jewellers Ltd (with guarantor) (Jewellers/ watch repairs)</b>	15 years from 25th December 2009 <b>(See Note)</b>	£10,000	FRI <b>Rent Reviews and Tenant's Breaks 2014 &amp; 2019</b>
No. 389B (Ground Floor Shop)	Internal Width 8'8" Built Depth 42'4" WC	<b>CSS Locksmith Ltd (with 2 guarantors) (Locksmith)</b>	15 years from 25th December 2009 <b>(See Note)</b>	£10,000	FRI <b>Rent Reviews and Tenant's Breaks 2014 &amp; 2019</b>
No. 389C (First and Second Floor Flat)	Not Inspected	Individual	125 years from 3rd October 2005	£75	FRI <b>Rent doubles every 33 years</b>
<b>TOTAL</b>				<b>£20,075</b>	



**Note: The ground floor tenants have been in occupation for over 10 years.**

## £20,075 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](mailto: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