

**6 WEEK COMPLETION**



**SITUATION**

Occupying a prominent trading position in one of the parades of shops surrounding The Green amongst such multiple occupiers as **NatWest, Iceland, Budgens, Thomas Cook, Martins/Post Office** and **Lloyds TSB**.

Stubbington is an attractive village lying some 3 miles from Fareham and with excellent road access via the M27 which links with the M3.

**PROPERTY**

Forming part of a modern terraced parade comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above. In addition, the property benefits from a rear service road for loading.

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

**FREEHOLD**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	20'0"
Internal Width	19'0"
Shop Depth	39'5"
Built Depth	63'9"
WC	

**First Floor Flat**

3 Rooms, Kitchen, Bathroom/WC

**TENANCY**

The entire property is let on a full repairing and insuring lease to **B. C. and S. A. Shepherd as a Butcher** for a term of 15 years from 11th August 2006 (**see Note**) at a current rent of **£18,000 per annum** exclusive.

**Rent Reviews 2011 (Outstanding) and 2016**

**Tenant's Break 2016**

**Note: The tenant has been in occupation for approximately 30 years.**

**£18,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

**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 £350 (including VAT) upon exchange of contracts