



6 WEEK COMPLETION

**SITUATION**

Located on the A27 West Street on this busy roundabout junction which leads to the town centre shopping precinct and within the same parade as a **Post Office**. Portchester lies some 8 miles north of Portsmouth and 15 miles east of Southampton and enjoys easy access via the M27 (Junction 12).

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

**PROPERTY**

An end of terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floor levels. In addition, the property benefits from use of a rear service road.

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 14'5" Internal Width 12'2" widening at rear to 15'2" Shop Depth 36'7" Built Depth 41'4" WC	<b>Gemma Louise Jones (Speciality Cakes)</b> (See Note)	10 years from 1st December 2010	£5,200 <b>(Rising to £6,500 in Dec 2015)</b>	FRI <b>Rent Deposit of £1,735 held. Note: The tenant also trades from a Vintage Boutique at No. 90 West Street.</b>
First & Second Floor Flat	Not Inspected	Individual	125 years from 29th September 2003	£100	FRI <b>Rent rises every 25 years to 0.12% of the market value of the flat.</b>
<b>TOTAL</b>				<b>£5,300</b>	

**£5,300 per annum with Fixed Increase to £6,600 p.a. in 2015**

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

**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