

6 WEEK COMPLETION



SITUATION

Occupying a prominent position within this established local shopping centre, adjacent to a **Martins** and close to the junction with Gregson Avenue, just off the main A32 serving the surrounding residential area.

Gosport is a busy south coast town located 5 miles from Fareham, at the mouth of Portsmouth Harbour. The town enjoys good communications via the M27 (Junction 11) providing access to the south coast region and the surrounding motorway network.

PROPERTY

A mid terraced building comprising a deep **Ground Floor Shop** with separate front and rear access to a **Self-Contained Flat** arranged over the first and second floors. The property benefits from rear vehicular access for unloading and layby parking at the front.

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 23'3" Internal Width 17'2" widening to 22'9" Shop Depth 32'9" Built Depth 81'8" Area Approx 1,220 sq ft WC | Mrs P Coombs (Hair Salon) | 12 years from 3rd March 2010 | £11,100 | FRI Rent Review 2018 Note: The lessee did not operate the 2014 break clause. |
| First & Second Floor Flat | Not Inspected | Lazenbury Ltd | 125 years from 24th August 2009 | £100 | FRI Doubling every 33 years |
| TOTAL | | | | £11,200 | |

£11,200 per annum

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

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

R R Sanghvi & Co – Tel: 020 8515 0490
Ref: S. Velji Esq – Email: shamez@rrsanghvi.co.uk

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 £500 (including VAT) upon exchange of contracts