



SITUATION

Located within the pedestrianised retail section of Bitterne Road served by a variety of multiple shopping facilities with Bitterne Rail Station approximately 1 mile to the west. Bitterne Village lies some 2 miles east of Southampton City Centre with easy access to the M27 (Junction 7).

PROPERTY

Forming part of a mid-terraced building comprising a **2/3 Bed Self-Contained Flat (front room divided into 2 rooms)** planned on the first and second floors accessed from the rear of the property via a communal balcony and staircase.

The property has been refurbished and is in excellent condition throughout and has UPVC double glazing.

VAT is NOT payable in respect of this Lot

TENURE

Leasehold to be for a term of 125 years from completion at a ground rent of £100 p.a. increasing by £50 every 25 years.

£7,800 per annum

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

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

ACCOMMODATION

First and Second Floor Flat

First Floor: Living Room, Kitchen/Dining Room
Second Floor: 3 Bedrooms (front room divided into 2), Bathroom/WC

Total GIA Approx. 750 sq ft

TENANCY

The property is let on an Assured Shorthold Tenancy to an individual for a term of 1 year (holding over) at a rent of **£7,800 per annum (£650 pcm)**.

Note 1: The Vendor has advised that the tenant wants to renew the AST.

Note 2: The lessee has been in occupation for 3 years and the rent is topped up by the Council.

Note 3: There is a £650 Rent Deposit held.

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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 £500 (including VAT) upon exchange of contracts