



SITUATION

Close to the corner of Ophir Road, adjacent to a **Tesco Express** and being on the main A2047 London Road serving the surrounding residential area and only a few minute's drive from the centre of the town.

Portsmouth is the most densely populated city outside of London and lies approximately 70 miles south-west of London via the A3(M) and M27 (Junction 13).

The city is famous for its naval links and is a major tourist attraction and Port with regular services to the Isle of Wight.

PROPERTY

A mid terrace single storey building comprising a **Ground Floor Shop**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	19'0"
Internal Width	17'8"
Shop Depth	31'10"
Area	Approx 500 sq ft
WC	

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **A. Awwal and S. Awwal as an Indian Takeaway** for a term of 25 years from 27th August 2015 (**in occupation over 15 years**) at a current rent of **£10,400 per annum** exclusive.

Rent Reviews 2020 and 5 Yearly

Note: There is potential to build additional accommodation above the shop, subject to obtaining the necessary consents.

£10,400 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

VENDOR'S SOLICITORS

Metcalfe Copeman & Pettefar - Tel: 01733 865 887
Ref: Ms Jacqueline Hesketh - Email: jacqui.hesketh@mcp-law.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