



**SITUATION**

Close to the corner of Ophir Road, two doors from 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**

An end of terrace single storey building comprising a **Ground Floor Shop** with a large rear garden area.

**ACCOMMODATION**

**Ground Floor Shop (L-Shaped)**

|                |                    |
|----------------|--------------------|
| Gross Frontage | 19'0"              |
| Internal Width | 17'8"              |
| Rear Width     | 34'0"              |
| Shop Depth     | 48'6"              |
| Built Depth    | 59'0"              |
| Area           | Approx 1,140 sq ft |
| External WC    |                    |

**£8,000 p.a. rising to  
£8,500 in 2017.**

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

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

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

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **I. Pickup as a Laundrette** for a term of 10 years from 27th August 2015 (**in occupation since 1998**) at a current rent of **£8,000 per annum rising to £8,500** in August 2017.

**Rent Review and Tenant's Break 2020**

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



**VENDOR'S SOLICITORS**  
Metcalf Copeman & Pettefar - Tel: 01733 865 887  
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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