



**SITUATION**

Occupying a prominent trading position at the junction with Salisbury Road (A36) within this busy local shopping centre close to branches of **Clarks, Subway, Costa, Poundland, Asda, Barclays, Lloyds Pharmacy, Fox & Sons** and **The Post Office**, all serving the surrounding residential community.

Totton is situated close to the New Forest National Park approximately 3 miles west of Southampton City Centre with excellent road links via the A36 to the M27 (Junction 2).

**PROPERTY**

A mid terrace property comprising a deep **Ground Floor Shop** with A2 use plus separate rear access to a **Self-Contained Flat** on the first and second floors. There is also a large rear yard area for unloading and parking.

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

**FREEHOLD**

**Note: There is potential to grant parking permits in the rear car park which could provide an additional income stream.**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'10" Internal Width 19'0" Shop Depth 67'5" Built Depth 78'11" Sales Area Approx. 1,280 sq ft Ancillary Area Approx. 190 sq ft 3 WC's	<b>Coral Racing Ltd.</b> (Having approx. 1,600 branches)	10 years from 21st May 2010	£19,000	FRI <b>Rent Review 2015 not implemented.</b> <b>Tenant's Break 2015 not exercised.</b>
First & Second Floor Flat	Not Inspected	Individual	99 years from 25th March 1987	£50	FRI <b>Valuable Reversion in approx. 70 years.</b> <b>Rent rises by £50 every 33 years.</b>
<b>TOTAL</b>				<b>£19,050</b>	

**£19,050 per annum**

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

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

**VENDOR'S SOLICITORS**

Carpenters Rose - Tel: 020 8906 0088  
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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