



SITUATION

Occupying a prominent position within this established local shopping centre, amongst a variety of local traders as well as a **Co-op Food Store** and a **Ladbrokes**, being 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-terrace building comprising a **Ground Floor Take-Away** with separate rear access via a communal staircase and balcony to a **Self-Contained Flat** on the first and second floors.

There is a rear service road for unloading and off-street parking for at least 4 cars.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|-----------------------------------|--|---|---------------------------------|---------------------------|--|
| Ground Floor Take-away | Gross Frontage 17'10" Internal Width 15'9" Shop Depth 39'4" External WC | F. Demir t/a Gregson Kebab & Pizza House | 24 years from 7th July 2000 | £6,700 | FRI Rent Review 2021 In occupation since 2009. |
| First and Second Floor Flat | 3 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx. 835 sq.ft. | F. Demir | 1 year from 1st January 2011 | £6,480 (Fixed in 2011) | AST Holding Over Gas CH |
| | | | | Total: £13,180 | |

£13,180 per annum

The Surveyors dealing with this property are
Joshua Platt and **Jonathan Ross**

Joint Auctioneers

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For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page