



SITUATION

Occupying a prominent position within this established parade, close to the junction with Rowner Road and nearby a host of local traders. 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-terraced building comprising a **Ground Floor Shop** with a rear yard together with separate rear access via an external staircase and communal balcony to a **Self-Contained Flat** on the first and second floors.

In addition, there is a **Garage** in a block to the side.

VAT is NOT applicable to this Lot

FREEHOLD

ACCOMMODATION

Ground Floor Shop

Gross Frontage	16'9"
Internal Width	15'3"
Shop & Built Depth	33'6"
WC	

First and Second Floor Flat

Not inspected - Believed to be 3 Rooms, Kitchen, Bathroom/WC

Garage

TENANCY

The entire property is let on a full repairing and insuring lease to **CH Lai & L Y Chang t/a Maggies Kitchen** for a term of 99 years (less 10 days) from 1st January 1958 at a fixed ground rent of **£35 per annum** exclusive.

Valuable Reversion in approx. 37¾ years.

£35 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Vendor's Solicitors

Spratt Endicott Solicitors
Tel: 01295 204 000 Ref: Ben Madden
Email: bmadden@se-law.co.uk

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