



### SITUATION

Located at the junction with The Parkway in this established neighbourhood parade, serving the surrounding residential area approx. 2 miles north of Southampton and close to Southampton University Campus.

Southampton is a busy commercial centre located on the South Coast, well served by good transport links including the A27 which links to the M27 motorway.

### PROPERTY

A corner building comprising **2 Ground Floor Shops** with wide frontages and separate rear access to a **Self-Contained Flat** at first floor level.

In addition, the property includes **front forecourt parking for approx. 7 cars plus 2 rear garages.**

**VAT is NOT applicable to this Lot**

**FREEHOLD**

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 47/49a (Ground Floor Shop, First Floor Flat & 2 Garages)	<b>Ground Floor Shop</b> Gross Frontage 28'8" Internal Width 27'10" Shop Depth 22'7" Built Depth 29'6" WC <b>First Floor Flat</b> 2 Bedrooms, Living/Dining Room, Kitchen, Bathroom/WC (GIA Approx 700 sq ft) <b>2 Garages</b>	<b>Rosina Eames (Hairdresser) (In occupation for 28 years)</b>	10 years from 1st July 2013	£11,200	FRI <b>Rent Review July 2019. Tenant's Break July 2019 was not exercised.</b> <b>The Tenant lives in the flat.</b> <b>£2,375 Rent Deposit held.</b>
No. 49 (Ground Floor Shop)	Gross Frontage 35'6" Return Frontage 20'0" Internal Width 34'6" Shop Depth 20'0" Built Depth 27'0" WC	<b>Jazmin Morrison t/a Shampooole Dog Grooming (Having 2 branches)</b>	5 years from 1st March 2017	£8,000	IRI plus shop front. <b>Tenant's Break March 2020.</b> <b>£2,000 Rent Deposit held.</b>
				<b>Total: £19,200</b>	

**£19,200** per annum

The Surveyors dealing with this property are  
**John Barnett and Jonathan Ross**

### Vendor's Solicitors

Kirkwoods  
Tel: 020 8954 8555 Ref: Richard Bridges  
Email: richard@kirkwoods-solicitors.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