



SITUATION

Located close to the junction with Wote Street in this attractive pedestrianised thoroughfare in the heart of the town centre, directly opposite **NatWest** and amongst other multiples such as **Zizzi, McDonald's, Timpson, Connells, Betfred** and **Barclays** and close to The Willis Museum and Sainsbury Gallery.

Basingstoke is a major market town located approximately 14 miles south of Reading and 44 miles west of central London, enjoying excellent road access via the M3 (Junction 6) and national rail access to London Waterloo.

PROPERTY

A mid-terrace building comprising a **Ground Floor Shop, Basement** and **Rear Yard** with separate front access to **2 Self-Contained Flats** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note: There is a 6 week completion.

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop, Basement & Rear Yard	Gross Frontage 28'3" Internal Width 20'0" Shop Depth 36'2" Built Depth 65'0" WC Area Approx. 1,043 sq ft	RSPCA Basingstoke & Andover Branch (Charity Shop)	10 years from 17th May 2012	£20,750	FRI Rolling Tenant's Break on 6 months notice and the tenant has served notice to end their tenancy on 13th July 2021.
First & Second Floors	2 Flats Each 1 Bedroom, Kitchen/Living Room, Bathroom/WC	Coral Land Holdings Limited	998 years, 4 months and 15 days from 15th May 2020	Peppercorn	Effectively FRI
				Total: £20,750	

¹Not inspected by Barnett Ross. Area from VOA.

£20,750 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Elliott Greene**

Vendor's Solicitors

Lamb Brooks LLP
Tel: 01256 844 888 Ref: Melanie Roberts
Email: melanie.roberts@lambbrooks.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

The Property

