



## SITUATION

In this busy retail thoroughfare, close to the junction with Laburnum Grove, adjacent to **Greggs** and **Tui**, opposite **Lidl**, close to branches of **Subway**, **Costa**, **Iceland**, **Ladbrokes**, **Card Factory** and **Cex** and approximately 1 mile north of Portsmouth City Centre.

Portsmouth is a densely populated city which lies approximately 70 miles south-west of London enjoying excellent road links via the A3(M) and the M27 (Junction 12).

VAT is NOT applicable to this Lot

## PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on the first and second floors. The property includes a rear yard with parking for approximately 4 cars

## FREEHOLD

**Note: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the lessees and they have not reserved their rights of first refusal. This lot cannot be sold prior to the Auction.**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 76 (Ground Floor Shop)	Gross Frontage 23'10" Internal Width 20'4" Shop Depth 43'3" Built Depth 57'6" Sales Area Approx. 840 sq ft Staff Room Area Approx. 148 sq ft WC	<b>Merkur Slots UK Limited (Part of the Merkur Casino UK Group which operates over 180 Adult Gaming Centres, 3 Family Entertainment Centres, 3 Bingo Clubs and 24 Tanning Salons)</b>	15 years from 1st September 2021	£22,000	IRI subject to a schedule of condition. <b>Rent Reviews and Tenant's Breaks 2026 &amp; 2031</b>
Nos. 76a & 76b (2 Flats)	2 Flats – Not inspected.	<b>Various</b>	Each 125 years from 29th September 2015	£400 <b>(£200 per flat doubling every 25 years)</b>	Each FRI by way of service charge.
				<b>Total: £22,400</b>	

**£22,400** per annum

The Surveyors dealing with this property are **Steven Grossman** and **Elliott Greene**

### Joint Auctioneers

Estate Management London  
Tel: 020 7930 9333 Ref: Sven Weinast  
Email: s.weinast@emluk.com

### Vendor's Solicitors

Raymond Saul & Co LLP  
Tel: 020 7480 5840 Ref: Jeremy Blain  
Email: jeremy@rslaw.co.uk

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'**



View opposite

