



### SITUATION

Close to the junction with Fawcett Road in this popular retail thoroughfare, diagonally opposite **Sainsbury's Local**, nearby **Tesco Express**, **Age UK** and **Ladbroke's** and a variety of independent traders all serving the surrounding area.

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

### PROPERTY

A mid-terrace property comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first floor. The property includes a **Rear Garden**.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Rear Garden	Gross Frontage 14'10" Shop Width 10'6" Shop Depth 28'11" Built Depth 57'8" WC	<b>S. Tekie (with Guarantor) t/a Samys Cut (Barbers)</b>	10 years from 22nd July 2022	£9,500	FRI – Law Society Lease <b>Rent Review &amp; Tenant's Break 2027</b> <b>Note: There is a £2,375 Rent Deposit held.</b>
First Floor Flat	Not inspected.	<b>Individual</b>	999 years from 24th June 1990	£50	FRI
				<b>Total: £9,550</b>	

**£9,550** per annum

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

### Vendor's Solicitors

Gelbergs LLP  
Tel: 020 7226 0570 Ref: Colin Ledward  
Email: colin@gelbergs.co.uk

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

