



SITUATION

Close to the junction with Quay Street in the town centre, diagonally opposite **Fareham Shopping Centre** and nearby multiples such as **Leaders, British Heart Foundation, My Dentist, Fox & Sons** and **Millets** and a variety of independent retailers. The property is located within 60 yards of the pedestrianised part of West Street.

Fareham is a popular and attractive town lying midway between Portsmouth and Southampton enjoying easy access via the M27 (Junctions 9 & 10).

PROPERTY

An end of terrace building forming part of a shopping parade comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** on the first and second floors. The property includes **1 Parking Space and 1 Garage**.

VAT is NOT applicable to this Lot

FREEHOLD

Note: The adjoining property (Nos. 2/2a) is also being offered for sale in this auction – see Lot 3.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 1 (Ground Floor Shop)	Gross Frontage 17'10" Internal Width 16'4" Shop Depth 47'10" Built Depth 57'8" WC Plus 1 Parking Space	H. Adelhkhah (Tailor)	10 years from 30th September 2022	£13,000	FRI Rent Review & Tenant's Break 2027. £4,875 Rent Deposit held.
No. 1a (1st & 2nd Floor Flat)	Flat – Not inspected Plus 1 Garage	2 Individuals	999 years from 30th October 2020	Peppercorn	FRI
				Total: £13,000	

£13,000 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

DKLM LLP

Tel: 020 7549 7888 Ref: James Brock

Email: j.brock@dklm.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'**



Lot 3

Lot 2

Jeffries & Dibbens
estate and letting agents

LEADER
Connecting people with properties