



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

A mid terraced 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 1: The adjoining property (Nos. 1/1a) is also being offered for sale in this auction – see Lot 2.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 2 (Ground Floor Shop)	Gross Frontage 17'7" Internal Width 16'9" Shop & Built Depth 57'5" 2 WCs Plus 1 Parking Space	Trubshaws Hair Company Limited (Hairdresser)	10 years from 30th January 2023	£15,000 (see Note 2)	FRI Rent Review & Tenant's Break 2028. £7,500 Rent Deposit held.
No. 2a (1st & 2nd Floor Flat)	Flat – Not inspected Plus 1 Garage	2 Individuals	999 years from 30th October 2020	Peppercorn	FRI

Note 2: The rent is currently £7,500 p.a. rising to £15,000 p.a. on 30th May 2023.

Total: £15,000

£15,000 per annum

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

Vendor's Solicitors

DKLM
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'**

