



SITUATION

Close to the junction with Sea Grove Avenue in this popular shopping centre with nearby multiples including **Sainsbury's Local**, **Southern Co-op Funeral Care**, **Helping Hands** and a variety of independent traders serving the surrounding residential area.

There is a large public car park to the rear of the property.

Hayling Island is situated on the south coast of England, in the borough of Havant, located between Portsmouth and Chichester.

PROPERTY

A predominantly detached building comprising a **Ground Floor Shop** with a front intercommunicating single storey **Lean-to Retail area** plus internal and separate rear access to a **Self-Contained Flat** on the first floor.

In addition, there is a rear service road for unloading.

ACCOMMODATION

Ground Floor Main Shop

Gross Frontage	31'10" (incl. Lean-to)
Internal Width	18'5"
Shop & Built Depth	57'2"
Plus Lean-to	8'5" x 26'2"
WC	

First Floor Flat

2 Bedrooms, Living Room, Study, Kitchen, Bathroom/WC
(GIA Approx. 850 sq ft)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on an effectively full repairing and insuring lease to **N. B. & C. N. Patel as a Newsagent, Off-Licence and Convenience Store (with 2 personal Guarantors)** for a term of 10 years from 9th January 2020 at a current rent of **£21,000 per annum** exclusive.

Rent Review and Tenant's Break January 2025

Note 1: There is a 6 week completion.

Note 2: The adjacent property (Nos. 17/19/21) is also being offered for sale in this auction – see Lot 12.

£21,000 per annum

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

Vendor's Solicitors

Bude Nathan Iwanier
Tel: 020 8458 5656 Ref: Daniel Homburger
Email: dh@bnllaw.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'**

View along Mengham Road

Lot 11
(Nos. 13/15/15a)

Lot 12
(Nos. 17/19/21)

Sainsbury's
Local

