



## 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 **2 Ground Floor Shops** with separate rear access to a **Self-contained Office** running across the entire first floor – **see Note 3**.

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

VAT is **NOT** applicable to this Lot

**FREEHOLD**

**Note 1: There is a 6 week completion.**

**Note 2: The adjacent property (Nos. 13/15/15a) is also being offered for sale in this auction – see Lot 11.**

**£32,400** 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@bnilaw.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'**



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 17 (Ground Floor Shop)	Gross Frontage 19'10" Internal Width 18'9" Shop Depth 31'0" Built Depth 41'1" WC	<b>Trevdell Limited</b> (t/a <b>Cards 4 Occasions</b> )	10 years from 3rd March 2017 <b>(In occupation since 2006)</b>	£10,400	Effectively FRI <b>Rent Review March 2022 (not yet actioned)</b> <b>The tenant did not exercise the March 2022 Break Clause.</b>
No. 19 (Ground Floor Shop)	Gross Frontage 19'10" Internal Width 18'10" Shop Depth 31'0" Built Depth incl. Chubb ex-bank vault 46'9" WC	<b>Trustees of Brent Lodge Bird &amp; Wildlife Trust</b> <b>Wildlife Hospital (Charity Shop having 4 branches)</b>	5 years from 18th December 2019	£14,000 <b>(rising to £15,000 p.a. in Dec. 2023)</b>	Effectively FRI <b>The tenant did not exercise the December 2022 Break Clause.</b>
No. 21 (First Floor Office)	GIA Approx. 1,590 sq ft incl. WC	<b>Emerson Chase Process Engineering Recruitment Limited</b> (with personal Guarantor)	3 years from 4th September 2009	£8,000	FRI (subject to a schedule of condition) <b>Note 3: There is potential to convert the first floor office to residential, subject to obtaining possession and the necessary consents.</b>
				<b>Total: £32,400</b>	