



## SITUATION

Located close to the junction with North Street in the centre of this well-known town, nearby multiples such as **Iceland** and **Waitrose** and diagonally opposite the **Meridian Shopping Centre**.

Havant is located 6 miles from Portsmouth and 16 miles from Southampton with easy access via the A27 to the National Motorway Network. Havant Station (National Rail), which is within very close walking distance, provides direct access to nearby towns, Gatwick Airport, London Victoria and London Waterloo.

## PROPERTY

Forming part of a purpose-built shopping parade comprising a **Ground Floor Shop** with **Rear Extension** and **Small Rear Yard** and separate rear access via 2 communal staircases to a **Self-Contained Flat** on first and second floors.

The property benefits from the use of a communal rear service area for deliveries and the flat benefits from uPVC windows and a private patio.

**VAT is NOT applicable to this Lot**

## FREEHOLD

**Note 1: Nos. 20/20a, 24/24a, 26/26a, 28/28a and 32/32a/32b Market Parade are also being offered for sale in this auction – see Lots 4, 6, 7, 8 & 9.**



**£23,400** per annum

The Surveyors dealing with this property are  
**John Barnett** and **Nathan Schindler**

## Vendor's Solicitors

Axiom DWFM  
Tel: 020 8440 3258 Ref: Martina Ward  
Email: m.ward@axiomdwfm.com

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. 22 (Ground Floor Shop) Plus Small Rear Yard (used by tenant, but not in his demise)	Gross Frontage 17'11" Internal Width 17'3" Shop Depth 47'9" Built Depth 67'2" Area Approx. 1,158 sq ft WC <b>Plus Small Rear Yard (used by tenant, but not in his demise)</b>	<b>B. Pal t/a Perfect Pizza (Take-Away)</b>	15 years from 17th June 2018	£12,000	FRI by way of Service Charge - see Special Condition 12. <b>Rent Reviews 2021 (Outstanding - Landlord quoted £13,000 p.a.) and 2026.</b>
No. 22a (1st & 2nd Floor Flat)	4 Rooms, Kitchen, Bathroom/WC Area Approx. 861 sq ft <sup>1</sup>	<b>Individual</b>	1 year from 12th October 2022	£11,400	AST. <b>£950 Rent Deposit held.</b>
				<b>Total: £23,400</b>	

<sup>1</sup>Not inspected by Barnett Ross. Area taken from EPC.

### Note 2:

- A first floor Flat above a shop at 38a Market Parade (with a floor area of 495 sq ft taken from EPC) sold in Sept. 2020 for £125,000 which equates to £253 per sq ft (source: zoopla.co.uk).
- A 2 Bed third floor Flat above a shop in nearby West Street (with a floor area of 796 sq ft taken from EPC) is currently for sale with Nesbitt & Sons for £175,000 which equates to £220 per sq ft.