



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

Nos. 26/26a – Forming part of a purpose-built shopping parade comprising a **Ground Floor Shop** with a **Rear Brick Extension** and separate rear access to a **Self-Contained Flat** on first and second floors.

The property benefits from the use of a communal rear service area for deliveries, **Private Parking for 2 Cars** and the flat benefits from uPVC windows, gas central heating and private patio.

No. 4a – **Forming part of the adjoining shopping parade** comprising a **Self-Contained Flat** on first and second floors with rear access.

VAT is NOT applicable to this Lot

TENURE

- **Nos. 26/26a** – FREEHOLD
- **No. 4a** – LEASEHOLD for a term of 999 years from 3rd May 2023 at a peppercorn ground rent.



Note 1: Nos. 20/20a, 22/22a, 24/24a, 28/28a and 32/32a/32b Market Parade are also being offered for sale in this auction – see Lots 4, 5, 6, 8 & 9.

£27,000 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
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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'**

Part of Lot 7 - 4a Market Parade



TENANCIES & ACCOMMODATION

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|--------------|---|---|-----------------------------|-----------------------|---|
| Nos. 26 & 4a | No. 26: Ground Floor Shop Gross Frontage 18'0" Internal Width 17'3" Shop Depth 47'3" Built Depth 69'3" Area Approx. 1.021 sq ft WC Plus Rear Yard No. 4a: Self-Contained Flat 4 Rooms, Kitchen, Bathroom/WC Area Approx. 861sq ft ¹ Plus Parking for 2 cars | I. Yalcin (Kebab Restaurant & Take-Away) | 15 years from 2010 | £15,600 | FRI by way of Service Charge capped at £3,000 p.a. - see Special Condition 12. Rent Review 2020 (Outstanding – Landlord quoted £23,400 p.a.). £3,000 Rent Deposit held. |
| No. 26a | No. 26a: Self-Contained Flat 4 Rooms, Kitchen, Bathroom/WC Area Approx. 1.021sq ft | Individual | 1 year from 17th April 2022 | £11,400 | AST. Holding over. |
| | | | | Total: £27,000 | |

¹Not 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.

