



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.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 28 (Ground Floor Shop)	Gross Frontage 18'6" Internal Width 17'6" Shop Depth 29'6" Built Depth 46'0" Plus Rear Yard for 3 cars WC	Age UK (Charity having approx. 450 branches)	10 years from 25th March 2011 (Holding Over - The Lessees have served a s.26 Notice requesting a new 10 year lease at £9,500 p.a. Freeholder responded at £13,000 p.a.)	£11,500	FRI by way of Service Charge - see Special Condition 12.
No. 28a (1st & 2nd Floor Flat)	4 Rooms, Kitchen, Bathroom/WC Area Approx. 880 sq ft			VACANT	

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.

Total: £11,500 plus Vacant Flat

PROPERTY

Forming part of a purpose-built shopping parade comprising a **Ground Floor Shop** with **Rear Extension** and **Rear Yard for 3 cars** 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, gas central heating and a private patio.

Refer to Auctioneers for the virtual tour of Flat 28a.

Note 1: Nos. 20/20a, 22/22a, 24/24a, 26/26a and 32/32a/32b Market Parade are also being offered for sale in this auction – see Lots 4, 5, 6, 7 & 9.



£11,500 p.a. plus Vacant Flat

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

Vendor's Solicitors

Axiom DWFM

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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'**