



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. 32 (Ground Floor Triple Fronted Shop)	Gross Frontage 47'0" Net Frontage 41'0" Built Depth 59'6" (max) WC	lissa Limited (t/a Pizza Hut)	20 years from 17th January 2013	£12,500	FRI by way of Service Charge - see Special Condition 12. Rent Reviews January 2023 (Outstanding - Landlord quoted £16,500 p.a.) and 2028
No. 32a (1st Floor Flat)	3 Rooms, Kitchen, Bathroom/WC Area Approx. 742 sq ft ¹	Individual(s)	1 year from 6th October 2021	£9,000	AST. Holding Over.
No. 32b (2nd Floor Flat)	3 Rooms, Kitchen, Bathroom/WC Area Approx. 742 sq ft ¹	Individual(s)	1 year from 29th April 2022	£9,000	AST. Holding Over.

¹Not inspected by Barnett Ross. Areas taken from EPCs.

Total: £30,500

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.

PROPERTY

Forming part of a purpose built shopping parade comprising a **Ground Floor Triple Fronted Shop** with separate front access to **2 Self-Contained Flats** on first and second floors.

The property benefits from the use of a communal rear service area for deliveries and the flats benefit from uPVC windows.

Note 1: Nos. 20/20a, 22/22a, 24/24a, 26/26a and 28/28a Market Parade are also being offered for sale in this auction – see Lots 4, 5, 6, 7 & 8.



£30,500 per annum

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'**