



SITUATION

Located near to the junction with Wordsworth Road within close proximity to the open recreational space of St James Park and approx. 1/3 mile to the various shopping facilities in Shirley High Street.

In addition, the area is ideally situated to provide accommodation requirements for Southampton General Hospital which is located less than a mile from the property.

Shirley is a popular residential suburb less than 2 miles from Southampton city centre and within easy access of the M27 and M3.

PROPERTY

A detached building comprising a **5 Bed HMO** with shared communal facilities:

Ground Floor: 3 Bedrooms, Kitchen, Communal Lounge, Shower Room, WC.

First Floor: 2 Bedrooms, Bathroom/WC

Refer to Auctioneers for the floor plans and the video tour of the property.

VAT is NOT applicable to this Lot

FREEHOLD

£27,420 per annum

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

Vendor's Solicitors

Davidsons Law

Tel: 0121 725 5617 Ref: Almas Begum

Email: a.begum@davidsons.law

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	Term	Ann. Excl. Rental	Remarks
Ground Floor	Bedroom 1	Individual	6 months from 1st September 2023 (Renewal – in occupation since September 2022)	£5,940 (£495 pcm)	AST. £300 Rent Deposit held.
Ground Floor	Bedroom 2	Individual	6 months from 1st May 2023 (Renewal – in occupation since October 2022)	£4,860 (£405 pcm)	AST. Holding over.
Ground Floor	Bedroom 3	Individual	6 months from 23rd April 2023 (Renewal – in occupation since October 2022)	£5,700 (£475 pcm)	AST. Holding over. £300 Rent Deposit held.
First Floor	Bedroom 4	Individual	1 year from 1st September 2023 (Renewal – in occupation since September 2022)	£5,700 (£475 pcm)	AST. £300 Rent Deposit held.
First Floor	Bedroom 5	Individual	1 year from 14th August 2023 (Renewal – in occupation since July 2022)	£5,220 (£435 pcm)	AST. £461.50 Rent Deposit held.
				Total: £27,420 (See Note)	

Note: The Vendor's ERV is circa £30,000 p.a.