



SITUATION

Located close to the junction with Sandy Lane within this mixed commercial and residential development, conveniently located less than 2 miles from Eastleigh town centre and Eastleigh Station (National Rail).

Eastleigh is a prosperous market and commuter town situated 5 miles north-east of Southampton and 10 miles south of Winchester, benefiting from excellent road communications via the M3 (Junction 13) and M27 (Junction 5).

PROPERTY

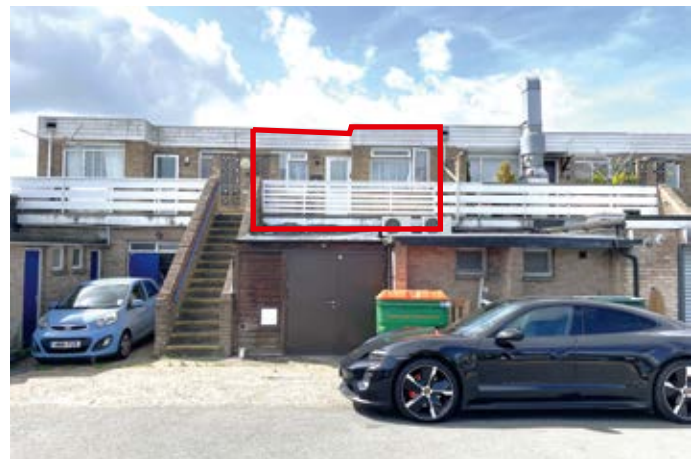
Forming part of a mixed use development comprising a **Self-Contained 3 Bed Flat** on the first floor accessed from the rear of the building via a communal rear balcony. The flat benefits from uPVC double glazing, gas central heating and a balcony. In addition, the property includes a **Garage**.

ACCOMMODATION (measurements to maximum points)

First Floor Flat

Bedroom 1	12'4" × 8'10"
Bedroom 2	10'11" × 8'10"
Bedroom 3	8'9" × 6'7"
Living Room/Kitchen	27'8" × 9'11"
Bathroom	
Separate WC	

GIA Approx. 670 sq ft plus Balcony and Garage



VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from completion at a peppercorn ground rent.

TENANCY

The property is let on an Assured Shorthold Tenancy to **2 Individuals** for a term of 1 year from 14th December 2021 (Holding Over) at a current rent of **£9,900 per annum exclusive (£825 pcm)**.

Note 1: There is a £923 Rent deposit held.

Note 2: Refer to the Auctioneers for the video tour of the flat.



£9,900 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

WBR Group

Tel: 020 7833 8453 Ref: Michael Conlon

Email: michael.conlon@wbrgroup.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**