

6 WEEK COMPLETION



SITUATION

Occupying a busy trading position in the centre of Cosham and amongst a range of multiples including **Barclays, Natwest, Santander, WH Smith, Betfred, Lloyds Pharmacy, Boots, Peacocks, Specsavers** and many others. Cosham is located approximately 5 miles north of Portsmouth and benefits from excellent road links via the M27 and A27 which leads into the A3.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first floor level. In addition, there is rear off-street parking for 2 cars.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'0" Internal Width 16'4" Shop Depth 32'4" Built Depth 51'8" WC	A Elynchichalian (Newsagent/ Convenience Store)	20 years from 1st April 2009	£9,000	FRI Rent Reviews 2016 & 5 yearly £4,500 Rent Deposit held. The lessee took occupation in April 2009, but has not yet signed the lease.
First Floor Flat	Not Inspected	A. Elynchichalian	100 years from 1st June 2007	£150	FRI Rent Rises by £50 p.a every 25 years
TOTAL				£9,150	

£9,150 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VENDOR'S SOLICITORS
Donnelly & Elliott - Tel: 02392 505 500
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts