



SITUATION

Occupying a prominent trading position in the busy pedestrianised section of Bitterne Road amongst such multiple occupiers as **Boots, Greggs, Cash Converters, Iceland, Peacocks, Pizza Hut, Sainsburys, Stead and Simpson** and others. Bitterne is one of Southampton’s principal district shopping centres, lying some 2 miles east of Southampton City Centre.

PROPERTY

A **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'5"	Internal Width	17'9"
Built Depth	43'0"		
GIA	Approx	1,085 sq ft	ITZA 567 Units
WC			

First and Second Floor Flat – 3 Rooms, Kitchen, Bathroom/WC

VAT is NOT payable in respect of this Lot FREEHOLD

TENANCY

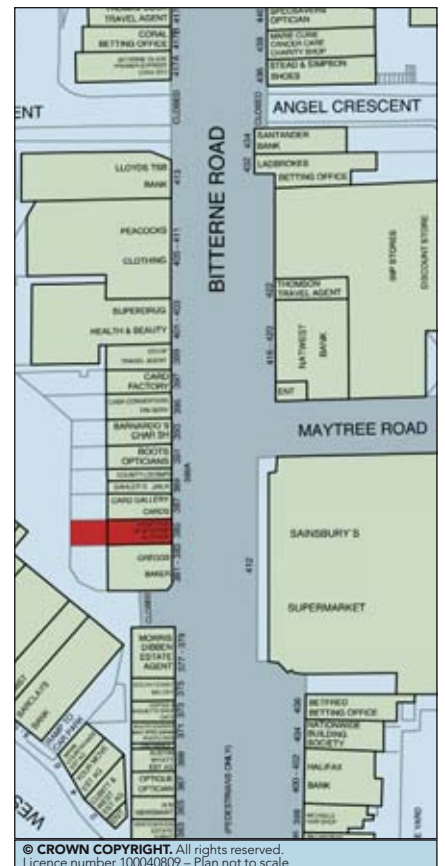
The entire property is let on a full repairing and insuring lease to **A M Kempton as a Butcher** for a term of 15 years from 26th March 2010 at a current rent of **£24,500 per annum** exclusive.

Rent Reviews 2015 and 2020

Note: We are informed that the flat is sub-let on an AST.

£24,500 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**



BNP PARIBAS REAL ESTATE
023 8038 5000

JOINT AUCTIONEERS
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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