



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

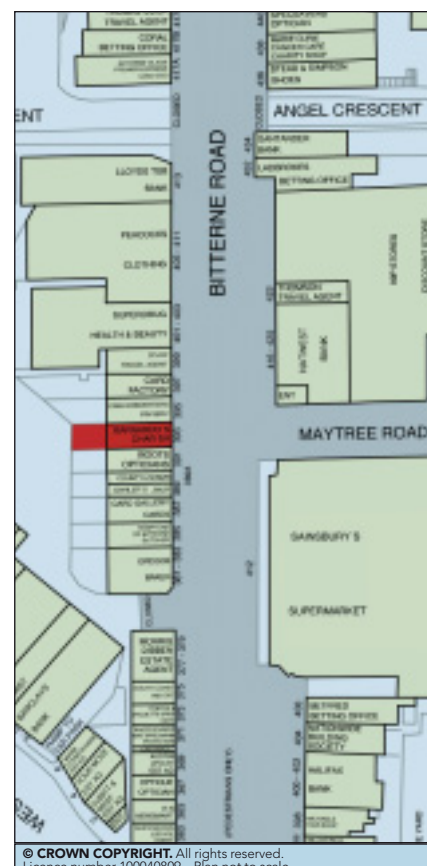
A **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above.

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 17'7" Internal Width 17'4" Built Depth 42'7" ITZA WC 558 Units	Barnardos (Having over 450 branches)	20 years from 24th June 1994	£18,000	FRI Rent Review 2009 (Outstanding)
First and Second Floor Flat	Not Inspected – believed to be 3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 30th November 2011	£6,000	AST (Holding over)
TOTAL				£24,000	



£24,000 per annum

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

VENDOR'S SOLICITORS

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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