



6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position in the busy pedestrianised section of Bitterne Road amongst such multiple occupiers as **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

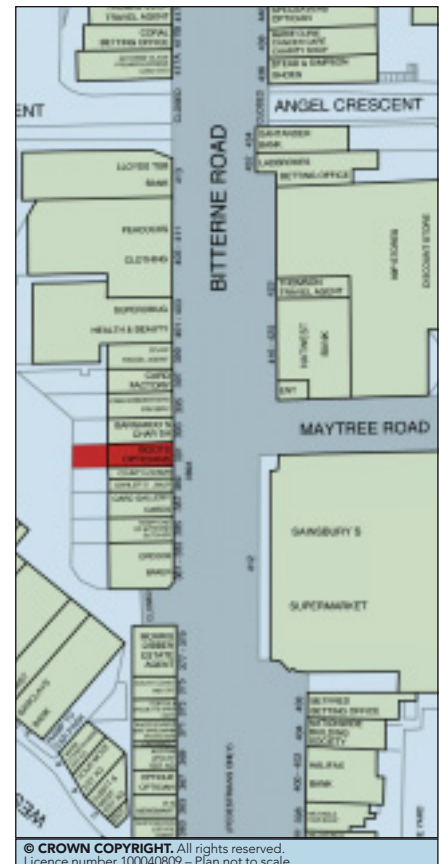
A **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** above.

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 17'3" Internal Width 16'11" Built Depth 43'6" ITZA 499 Units WC	Boots Opticians Professional Services Ltd (T/O for Y/E 31/03/11 £235.5m, Pre-Tax Profit £17.4m and Net Worth £42.4m)	10 years from 25th December 2010	£18,000	FRI Rent Review and Tenant's Break 2015
First and Second Floor Flat	Not Inspected - Believed to be 3 Rooms, Kitchen, Bathroom/WC	Individual	1 year from 16th June 2011	£6,000	AST (Holding over)
TOTAL				£24,000	



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£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