



Lot 18 - No. 42

**SITUATION**

Located next to the junction with North Street in this Town Centre position, within close proximity to Havant Railway Station and nearby a host of local traders as well as a **Pizza Hut Delivery, Dominos, Iceland** and **The Meridian Shopping Centre** just a short walk away.

Havant lies approximately 8 miles north-east of Portsmouth and 18 miles east of Southampton enjoying good road links via the A27 that connects to the A3(M) (Junction 4) and the M27 (Junction 12).

**PROPERTIES**

Comprising **5 Ground Floor Shops** that form part of a larger parade with 2 upper floors. In addition, the property benefits from use of a rear service area for unloading.

**VAT is NOT payable in respect of these Lots**

**TENURE**

**Each Leasehold for a term of 999 years from completion.**



Lot 19  
No. 40

Lot 20  
No. 38

Lot 21  
No. 36

Lot 22  
No. 34



## TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
<b>Lot 18</b> <b>*Reserve</b> <b>Below</b> <b>£65,000</b>	No. 42 (Ground Floor Shop)	Gross Frontage 35'0" Internal Width 42'7" (max) Shop Depth 27'11" WC	<b>Y. Zhao</b> <b>(Oriental Wellbeing</b> <b>Centre)</b>	5 years from 27th February 2012	£6,750	FRI
<b>Lot 19</b> <b>*Reserve</b> <b>Below</b> <b>£60,000</b>	No. 40 (Ground Floor Shop)	Gross Frontage 19'0" Internal Width 17'11" Shop Depth 28'3" Built Depth 40'2" WC	<b>J &amp; M Hewett</b> <b>(Guyz N Dollz</b> <b>Boutique)</b>	5 years from 16th January 2012	£6,250	FRI
<b>Lot 20</b> <b>*Reserve</b> <b>Below</b> <b>£70,000</b>	No. 38 (Ground Floor Shop)	Gross Frontage 19'0" Internal Width 17'4" Shop Depth 31'3" Built Depth 40'2" WC	<b>Fitting out to be an</b> <b>Ice Cream Parlour</b>	6 years from October 2014	£7,500	FRI <b>Rent Review and</b> <b>Tenant's Break 2016</b>
<b>Lot 21</b> <b>*Reserve</b> <b>Below</b> <b>£55,000</b>	No. 36 (Ground Floor Shop)	Gross Frontage 19'3" Internal Width 18'0" Shop & Built Depth 44'0" WC	<b>A. Sorgucu</b> <b>(Takeaway)</b>	20 years from 1st September 2003	£5,900	FRI <b>Rent Review 2018</b>
<b>Lot 22</b> <b>*Reserve</b> <b>Below</b> <b>£60,000</b>	No. 34 (Ground Floor Shop)	Gross Frontage 19'2" Internal Width 18'4" Shop & Built Depth 42'6" WC	<b>P. Kennedy</b> <b>(Havant Cleaning</b> <b>Centre)</b>	10 years from 25th June 2005	£6,500	FRI

### VENDOR'S SOLICITORS

Carpenters Rose – Tel: 020 8906 0088  
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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 £500 (including VAT) per Lot upon exchange of contracts