LOTS 18-22

34, 36, 38, 40 and 42 Market Parade, Havant, Hampshire PO9 1QF To Be Offered As 5 Separate Lots 6 WEEK COMPLETION



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 from 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.

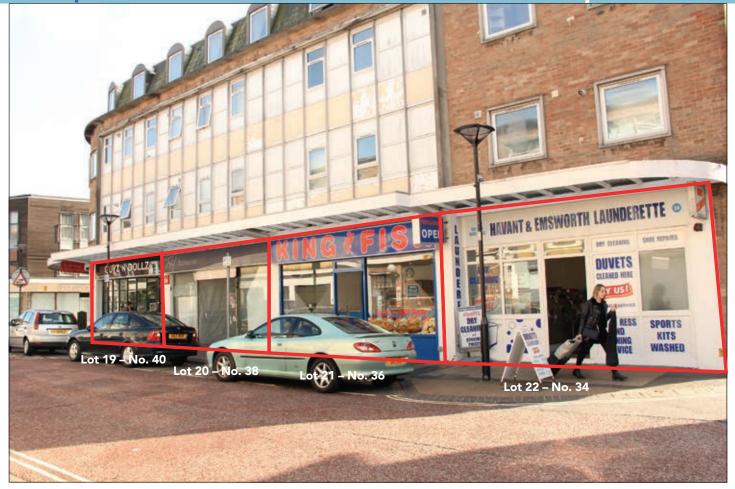


No. 40 No. 38 No. 36 No. 34

The Surveyors dealing with these properties are **MATTHEW BERGER** and **NICHOLAS BORD**

34, 36, 38, 40 and 42 Market Parade, Havant, Hampshire PO9 1QF

lots 18–22



TENANCIES & ACCOMMODATION

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

VENDOR'S SOLICITORS Carpenters Rose – Tel: 020 8906 0088 Ref: M. Rose Esq – Email: mr@carpentersrose.co.uk

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