



**SITUATION**

Located within the pedestrianised retail section of Bitterne Road served by a variety of multiple shopping facilities with Bitterne Rail Station approximately 1 mile to the west. Bitterne Village lies some 2 miles east of Southampton City Centre with easy access to the M27 (Junction 7).

**PROPERTY**

Forming part of a mid-terraced building comprising a **2/3 Bed Self-Contained Flat (front room divided into 2 rooms)** planned on the first and second floors accessed from the rear of the property via a communal balcony and staircase.

**The property has been refurbished and is in excellent condition throughout and benefits from gas central heating (not tested) and UPVC double glazing.**

**VAT is NOT payable in respect of this Lot**

**£7,800 per annum**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

**TENURE**

**Leasehold to be for a term of 125 years from completion at a ground rent of £100 p.a. increasing by £50 every 25 years.**

**ACCOMMODATION**

**First and Second Floor Flat**

First Floor: Living Room, Kitchen/Dining Room  
Second Floor: 3 Bedrooms (front room divided into 2), Bathroom/WC

**Total GIA Approx. 750 sq ft**

**TENANCY**

The property is let on an Assured Shorthold Tenancy to an individual for a term of 1 year (holding over) at a rent of **£7,800 per annum (£650 pcm).**

**Note 1: The Vendor has advised that the tenant wants to renew the AST.**

**Note 2: There is a £650 Rent Deposit held.**

**enfields** Enfields, 3 West End Road, Bitterne, Hampshire SO18 6TE  
Tel: 02380 425 925 Ref: K. Ashley, Esq  
**JOINT AUCTIONEERS**  
**VENDOR'S SOLICITORS**  
Footner & Ewing – Tel: 01794 512 345  
Ref: A. Howorth Esq – Email: ajrh@footner-ewing.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) upon exchange of contracts

\* Refer to Point 9 in the 'Notice to all Bidders' page