

6 WEEK COMPLETION



SITUATION

Occupying a prominent position within this established local shopping centre, amongst a variety of local traders as well as a **Co-op Food Store** and a **Ladbrokes**, being just off the main A32 serving the surrounding residential area. Gosport is a busy south coast town located 5 miles from Fareham, at the mouth of Portsmouth Harbour. The town enjoys good communications via the M27 (Junction 11) providing access to the south coast region and the surrounding motorway network.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate rear access via a communal staircase and balcony to a **Self-Contained Flat** on the first and second floors. There is a rear service road for unloading and off-street parking for 5 cars. There is also an ATM machine within the shop front.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'10" Internal Width 17'1" Shop Depth 38'11" External WC	M. Kailasanathan t/a Premier Express Convenience Store & Off-Licence	10 years from 30th August 2013	£6,000	FRI Rent Review August 2018. Note: £3,000 Rent Deposit held.
First & Second Floor Flat	3 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx 950 sq.ft.	Individual	1 year from 1st July 2016	£7,800	AST. Holding over.
TOTAL				£13,800	

£13,800 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS

Sherrards Solicitors – Tel: 01727 832 830
Ref: G. Lunnon – Email: gpl@sherrards.com

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 £750 (including VAT) upon exchange of contracts