

**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with New Church Road within this established local parade including **Martins the Newsagent** and a host of local occupiers, all serving the surrounding sought after residential area, just minutes from the seafront.

Hove is located just west of Brighton with excellent road links with A27 and A23, which leads directly to the M23 and M25 (Junction 7).

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop** with trapdoor access to **Basement Storage** plus separate rear access to a **Self-Contained Flat** on rear ground and first floor levels.

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

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	<b>Ground Floor Shop</b> Gross Frontage 17'6" Net Frontage 16'1" Shop Depth 30'8" External store 7'6" x 9' Ext. WC <b>Basement</b> – Not inspected	R Williams (Hairdresser & Tanning Salon)	10 years from 26th March 2001	£6,750	IRI plus shop front <b>Note: There is a schedule of condition relating to the external store and WC.</b>
First Floor Flat	Not Inspected	Individual	99 years from 31st December 2008	£275	FRI <b>Rent doubles every 25 years</b>
<b>TOTAL</b>				<b>£7,025</b>	

**£7,025 per annum**

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

**VENDOR'S SOLICITORS**

Stafford Young Jones, The Old Rectory, 29 Martin Lane, London EC4R 0AU, Tel: 020 7623 9490. Ref: M Gaston Esq

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 £250 (including VAT) upon exchange of contracts