



**SITUATION**

Located close to the junction with Lisbon Road in this established busy main road thoroughfare being amongst a variety of residential and commercial occupiers. Shirley is a highly sought after and expanding residential suburb lying just under 2 miles from Southampton benefitting from excellent road links via the M27 (Junction 3) and the M3 (Junction 14), being within 5 miles of Southampton Airport.

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop (with A2 Use)** plus internal and separate front access to **Offices/Storage** on the first floor. In addition, the property includes a **Rear Yard (39' deep) for parking up to 6 cars** which is accessed via Lisbon Road.

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

**Vacant Building with Potential Residential Use**

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

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

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	17'9"
Internal Width	12'1"
Shop Depth	24'3"
Built Depth	43'4"
WC	
GIA	Approx 690 sq ft

**First Floor Offices/Storage**

4 Rooms plus WC	
GIA	Approx 630 sq ft

**Total GIA** **Approx 1,320 sq ft**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Note: There may be potential to convert and extend the property to form 4 Self-Contained Flats (2 at the front and 2 at the rear), subject to obtaining the necessary consents.**

**VENDOR'S SOLICITORS**

Laing Law - Tel: 01202 375 330  
Ref: M. Laing Esq - Email: ml@lainglaw.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