

View from the Property



**SITUATION**

Occupying a prominent position in the heart of the main town centre, adjacent to **Oxfam**, opposite **Iceland** and **Nationwide** and close to the **Swan Shopping Centre** which includes **Boots, WH Smith, McDonald's, H Samuel** and **TK Maxx**.

Eastleigh is a prosperous market and commuter town situated 5 miles north-east of Southampton and 10 miles south of Winchester, benefiting from excellent road communications via the M3 (Junction 13) and M27 (Junction 5).

**PROPERTY**

A mid terraced building comprising a **Ground Floor Shop (with part return window frontage)** and internal and separate rear access to **Offices/Ancillary Storage** on the first floor. In addition, the property benefits from use of a rear communal service road for unloading and private parking for approx. 4 cars.

**VAT is payable in respect of this Lot (TOGC available)**

**FREEHOLD**

**£28,000 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	21'9"
Return Frontage	9'5"
Internal Width	20'1" (max)
Shop Depth	80'8"
Built Depth	97'2"
Sales Area	Approx 1,425 sq ft
WC	

**First Floor Offices/Ancillary Storage**

Area	Approx 750 sq ft
Plus Kitchen and WC	

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Care & Relief for the Young (Registered Charity having 9 branches)** for a term of 10 years from 25th March 2015 (**in occupation since 2001**) at a current rent of **£28,000 per annum** exclusive.

**Rent Review 2020**



**JOINT AUCTIONEERS**  
Myddelton & Major – Tel: 01722 337 577  
Ref: S. Lee, Esq – Email: simonlee@myddeltonmajor.co.uk

**VENDOR'S SOLICITORS**  
Jeffrey Green & Russell - Tel: 020 7339 7000  
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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