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SITUATION

Located approximately 1/2 mile from the city centre, opposite the junction with Washington Road, within this established retail thoroughfare serving the surrounding residential population. Portsmouth is an important Ferry Terminal and commercial centre on the south coast, lying between Southampton and Chichester.

PROPERTY

A mid terraced building comprising **3 Ground Floor Shops** with an entrance via a front passageway (**see Note**) to **3 Self-Contained Flats** on the first and second floors with uPVC double glazing. There is also a large **Rear Yard/ Garden**.

VAT is NOT payable in respect of this Lot

TENANCIES & ACCOMMODATION

FREEHOLD

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 152a (Shop)	Internal Width 15'6" Shop Depth 34'9" Built Depth 48'3" WC	G. Boicuk (Eastern European Convenience Store)	4 years from 17th September 2014	£7,500 (Current rent is £6,562.50 rising to £7,500 on 17th Sept 2015 and the Vendor will top-up the rent shortfall on completion)	FRI (excl. part roof and subject to a schedule of condition). Tenant's Break Sept. 2016. Note: Lease outside s.24-28 L & T Act 1954
No. 152f (1st & 2nd Floor Flat)	VACANT				
Nos. 152b/e (Shop & Flat)	No. 152b - Ground Floor Shop Internal Width 15'10" Shop Depth 43'0" Built Depth 49'6" WC No. 152e - First & Second Floor Flat 2 Bedrooms, Lounge, Kitchen, Bathroom/WC	A. Kaher (Fish & Chip Take-away)	20 years from 25th March 1996	£8,750	FRI
No. 152c (Shop)	Internal Width 13'8" Shop Depth 29'2" narrowing at rear to 7'4" WC	VACANT (Offer received from Bulgarian Deli operator for a new 5 year lease (break after year 3) at £5,200 p.a. with 2 month rent free period.)			
No. 152d (1st & 2nd Floor Flat)	2 Bedrooms, Lounge, Kitchen, Bathroom/WC	2 Individuals (plus Guarantor)	1 year from 29th August 2014	£7,800	AST £750 Rent Deposit held

Note: Flat 152e can also be accessed via Shop 152b. Access to Flat 152f is via the front passageway leading to a rear entrance.

TOTAL	£24,050 plus Vacant Shop and Flat
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The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
Aubrey David - Tel: 020 7224 4410
Ref: Ms Hamida Dadi - Email: hdadi@aubreydavid.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 £500 (including VAT) upon exchange of contracts