

AMENDED PARTICULARS TO INCLUDE LOT 11



SITUATION

Located in this attractive town centre position, close to the junction with Knockhundred Row being adjacent to **Pizza Express** and amongst a variety of other multiples such as **Costa Coffee, Boots, Tesco Express, Barclays, Cancer Research** and **The British Heart Foundation** all serving the surrounding residential area.

Midhurst lies some 20 miles north of Chichester, 9 miles east of Petersfield and enjoys excellent road access via the A272 and A286.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate side access via an alleyway to a **Self-Contained Flat** on the first and second floors.

Please note that part of the flat flies over the adjoining building to the left at second floor level.

VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'1" Internal Width 15'1" Shop Depth 25'1" Built Depth 44'8" WC	Bread Of Heaven Bakery (Bakers having 3 branches)	10 years from 9th March 2010	£10,000	FRI Rent Review 2015 not implemented.
First & Second Floor Flat	2 Bedrooms, Living Room, Kitchen/Diner, Shower/WC GIA Approx. 1,045 sq ft	VACANT			

TOTAL £10,000 plus Vacant Flat

£10,000 p.a. Plus Vacant Flat

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

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

VENDOR'S SOLICITORS

BPE Solicitors – Tel: 01242 224 433
Ref: Ms Nicola Corner – Email: nicky.corner@bpe.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