



**SITUATION**

Located within this attractive pedestrianised cut-through from South Street to the main pedestrianised High Street, close to branches of **Clarks, Boots, WH Smiths, Superdrug, Burtons, McDonald's** and many others.

The property enjoys direct access from the main South Street public car park and is only a few minutes' walk from the Harbour and Ferry Terminal.

Gosport is a busy South Coast town with much Naval history located approx. 5 miles from Fareham, at the mouth of the Portsmouth Harbour. The town enjoys good communications via the M27 (Junction 11) providing access to the South Coast region and the surrounding motorway network.

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 23'7" Internal Width 21'9" Shop Depth 31'11" Built Depth 48'5" Sales Area Approx. 650 sq ft Kitchen Area Approx. 65 sq ft 2 WCs	<b>K. Wilson (Tattoo Parlour)</b>	8 years from 4th March 2013 <b>(In occupation for over 10 years)</b>	£13,200	FRI (Law Society Lease) <b>Rent Review 2017.</b>
Flats 1 & 2 (First Floor)	2 Flats – Not Inspected - Each believed to be 1 bedroom. Living Room/Kitchen, Bathroom/WC	Various	Each 99 years (less 3 days) from 21st March 1988	£300 (£150 per flat)	Each FRI <b>Rent Review 2021 and 11 yearly thereafter to 1% of the OMV of each flat (see Lease). 2 Valuable Reversions in approx. 71 years.</b>
<b>TOTAL</b>				<b>£13,500</b>	

**PROPERTY**

A mid terrace building comprising a **Ground Floor Double Fronted Shop** with separate rear access to **2 Self-Contained Flats** at first floor level.

In addition, the property benefits from a rear yard for unloading as well as a **parking space for 1 car.**

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

**FREEHOLD**

**Note: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to auction.**

**£13,500 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS LEIGH**

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

**VENDOR'S SOLICITORS**

Comptons – Tel: 020 7482 9500  
Ref: S. Compton – Email: sc@comptons.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