



SITUATION

Occupying a prominent position in this fully occupied shopping parade close to the junction of Christchurch Road with Southern Lane, adjacent to **Day Lewis Pharmacy**, close to **One-Stop** and amongst a variety of local traders serving the surrounding residential area.

New Milton is a coastal market town which lies on the A337, on the edge of the New Forest some 6 miles west of Lymington and 11 miles east of Bournemouth and is conveniently served by New Milton Railway Station (South-West Main Line).

PROPERTY

Forming part of a terraced shopping parade comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** at first and second floor level. In addition, there is a rear service road for unloading and parking for 2 cars plus a front customer parking area.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 18'5" Internal Width 17'6" Shop Depth 43'7" WC	T. Shaw (Hairdresser)	2 years from 25th October 2016	£7,500	FRI Tenant has been in occupation for 5 years.
First & Second Floor Flat	4 Rooms, Kitchen, Bathroom/WC	Individual	125 years from 1st September 2005	£125	FRI Rent doubling every 25 years
TOTAL				£7,625	

£7,625 per annum

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

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

JOINT AUCTIONEERS

Mitchells Management, 6 Parkland Place,
Old Milton Road, New Milton, Hants BH25 6DJ
Tel: 01425 619900 Ref: M. White

VENDOR'S SOLICITORS

Hill Dickinson LLP - Tel: 0151 600 8000
Ref: M. Stephens – Email: michael.stephens@hilldickinson.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