



SITUATION

Occupying a prominent trading position on the High Street, near to the junction with Marlborough Road, close to branches of **Boots, Post Office, Co-operative Food, Tesco Express, RSPCA** and a host of independent retailers, restaurants and coffee shops.

Ventnor is a popular seaside town on the south coast of the Isle of Wight, which can be accessed across the Solent from Southampton, Portsmouth and Lymington via regular ferry services.

PROPERTY

A mid terrace building comprising a **Ground Floor Restaurant** with separate front access to a **Self-Contained Flat** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION



Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 27 (Ground Floor Restaurant)	Gross Frontage 19'2" Internal Width 15'2" Shop Depth 29'0" Built Depth 47'6" 2 WCs	M. Miah (Red Chilli Indian Cuisine)	20 years from 20th February 2009	£10,000	FRI Rent Reviews 2021 & 2025
No 27a (First & Second Floor Flat)	Not Inspected – believed to be 3 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual	999 years from 1st December 2003	£50	FRI
TOTAL				£10,050	

£10,050 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS

Mincoffs Solicitors LLP - Tel: 0191 281 6151
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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