



SITUATION

Close to the junction with Heathfield Road in this neighbourhood parade, adjacent to a **Tesco Express** and serving the surrounding residential area.

Sholing is located approximately 3 miles east of Southampton City Centre with excellent road links via the A3025 to the M27 (Junction 8).

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first floor.

There is a rear service road allowing vehicular access for unloading together with a **20ft deep Front Forecourt**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'1" Internal Width 16'4" Shop Depth 29'4" Built Depth 42'3" 2 WC's	Ladbrokes Betting and Gaming Limited (Part of the Ladbrokes Coral Group having some 3,500 branches)	15 years from 28th June 2016	£5,400	Internal Repairing Rent Reviews & Tenant's Breaks 2021 & 2026 Note: Ladbrokes also occupy the adjoining shop (No. 140) which intercommunicates with the subject property.
First Floor Flat	Not inspected	Individual	134 years from 13th November 1981	£25	FRI
				Total: £5,425	

£5,425 per annum

The Surveyors dealing with this property are
Steven Grossman and Jonathan Ross

Vendor's Solicitors

Axiom Stone
Tel: 020 8951 6989 Ref: Ms Jaymini Ghelani
Email: jg@axiomstone.co.uk

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page