



## SITUATION

Occupying a prominent position within this established parade, close to the junction with Rowner Road and nearby a host of local traders. Gosport is a busy south coast town located 5 miles from Fareham, at the mouth of Portsmouth Harbour. The town enjoys good communications via the M27 (Junction 11) providing access to the south coast region and the surrounding motorway network.

## PROPERTY

A mid-terraced building comprising a **Ground Floor Shop** with a rear yard together with separate side access via an external staircase and communal balcony to a **Self-Contained Flat** on the first and second floors.

In addition, there is a **Lock-up Garage** in a block to the side.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 15'11" Internal Width 15'3" Shop Depth 26'9" Built Depth 33'1" WC	<b>R. Drewell</b> (with personal guarantor) (Hairdresser)	10 years from 1st July 2012	£9,000	FRI (Law Society Lease) <b>Rent Review 2021</b>
First and Second Floor Flat	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup> Plus Garage	<b>Individual</b>	99 years (less 10 days) from 1st January 1958	£25	FRI <b>Valuable Reversion in approx. 38 years.</b>
				<b>Total: £9,025</b>	

<sup>1</sup>Not inspected by Barnett Ross

**£9,025** per annum

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

## Vendor's Solicitors

Burnetts  
Tel: 01228 552 222 Ref: Rebecca Davidson  
Email: rd@burnetts.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