



SITUATION

Located at the junction with Northfield Close within an established local parade including a **Londis** and **Post Office**. Church Crookham lies on the A323 between Fleet and Farnham some 13 miles west of Basingstoke and benefitting from excellent road links being only 5 miles from the M3 (Junction 4A).

PROPERTY

An end of terraced building comprising a **Ground Floor Shop** with separate rear access via a communal balcony to a **Self-Contained Flat** above. The property includes a **Garage** and use of a service road and customer parking area.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 25th December 1978 at a fixed ground rent of £25 p.a. plus share of Freehold.



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 14 (Shop)	Gross Frontage 20'4" Internal Width 18'6" Shop Depth 33'10" Built Depth 54'3" 2 WCs	Temptation Hair Studio Limited (Hairdresser – see Note)	10 years (less 1 day) from 1st April 2018 (excl. s.24-28 L & T Act 1954)	£8,400	FRI Rent Review 2023 linked to RPI. Tenant's Break 2023.
No. 14A (Flat)	Not Inspected	Individual	999 years (less 1 day) from 25th December 1978	£12.50	FRI
Garage			VACANT		

Note: The shop has traded as a hairdresser for many years where the current tenant used to be an employee.

**Total: £8,412.50
Plus Vacant
Garage**

£8,412.50 p.a. Plus Vacant Garage

The Surveyors dealing with this property are
Steven Grossman and Joshua Platt

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

Vendor's Solicitors

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