



SITUATION

Forming part of this pedestrianised shopping centre, amongst such multiples as **Boots, Savers, William Hill, Age UK, McColl's, Premier Newsagent, Ladbroke's** and **Lidl**, all serving this residential suburb of Havant.

Havant lies approximately 5 miles north-east of Portsmouth and 9 miles west of Chichester with good road links via the A3(M) (Junction 4) which leads to the A27.

PROPERTY

A mid-terraced building comprising a **Ground Floor Double Shop** with internal and separate rear access to **Self-Contained Ancillary Staff/Offices** on the first floor ([see Note](#)) and similar separate rear access to a **Self-Contained Flat** on the second floor.

In addition, the property benefits from use of a rear service road leading to a gated yard area allowing parking for at least 4 cars.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	35'9"
Internal Width	34'9"
Shop Depth	32'10"
Built Depth	51'5"
Sales Area	Approx. 1,140 sq ft
Store Area	Approx. 450 sq ft

First Floor

4 Offices & 2 WC's ([see Note](#))

GIA	Approx. 810 sq ft
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Second Floor Flat

2 Bedrooms, Living Room,
Kitchen, Bathroom, sep WC

GIA	Approx. 810 sq ft
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Gated rear parking



VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: There is clear potential to simply convert the first floor into a Self-Contained Flat similar to the second floor, subject to obtaining the necessary consents.



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Vacant Double Shop, Offices and Flat (see Note)

The Surveyors dealing with this property are
John Barnett and Jonathan Ross

Vendor's Solicitors

Macrory Ward

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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