



## SITUATION

Occupying a prominent trading position in this busy local shopping centre, at the junction with Villiers Road, adjacent to a **Cash Converters** and a **J D Wetherspoon**, and amongst such multiple traders as **Barclays, Halifax, Savers, McDonald's, Santander, Poundland, Boots, Specasavers, Royal Mail Sorting Office** and many others. There is a new Lidl Supermarket currently under construction on the corner of Villiers Road.

Shirley is a popular residential suburb less than 2 miles from Southampton city centre and within easy access of the M27 and M3.

## PROPERTY

A mid terrace building comprising a **deep Ground Floor Restaurant** with internal access to a **Karaoke Room** at first floor level and a **Staff Area** at second floor level used as bedrooms.

In addition, the property benefits from a rear service road with off-street parking for 1 car plus an enclosed 10' deep front forecourt for outside seating.

## ACCOMMODATION<sup>1</sup>

### Ground Floor Restaurant

Gross Frontage	18'2"
Internal Width	17'0"
Built Depth	124'3"
Area	Approx 1,850 sq ft

### First Floor Karaoke Room

Area	Approx. 560 sq ft
incl. 2 WC's	

### Second Floor Staff Area

3 Bedrooms	Approx. 443 sq ft
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<sup>1</sup> Not inspected by Barnett Ross -- Areas supplied by the Vendor



**VAT is NOT applicable to this Lot**

**FREEHOLD**

## TENANCY

The entire property is let on a full repairing and insuring lease to **ZNY Ltd as a Chinese Restaurant** for a term of 20 years from 8th February 2012 at a current rent of **£26,000 per annum** exclusive.

**Rent Reviews 2022 & 2027**

**Note 1: The Tenant's Break in October 2019 was NOT exercised.**

**Note 2: There is a £6,500 rent deposit held.**

**£26,000** per annum

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

## Vendor's Solicitors

Axiom Stone

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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 £850 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders' page**