



SITUATION

Occupying a prominent position within this established local shopping parade, amongst a variety of local traders as well as **The Co-Operative Food** and **Premier Express Convenience Store**, being just off the main A32 serving the surrounding residential area.

Gosport is a busy south coast town located approx. 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 terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD



TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage	17'7"	J. Stickley & J. Stickley t/a Bridgemary Nutrition (Nutrition Club)	6 years from 19th September 2023	£7,800 (rising to £8,400 in September 2026)	FRI Tenant's Break September 2026. £2,800 Rent Deposit held.
	Internal Width	16'8"				
	Shop Depth	81'3"				
	Built Depth	96'6"				
	WC					
First & Second Floor Flat	Not inspected		Individual(s)	125 years from 18th October 2019	£250	FRI
					Total: £8,050	

£8,050 per annum

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Burnetts

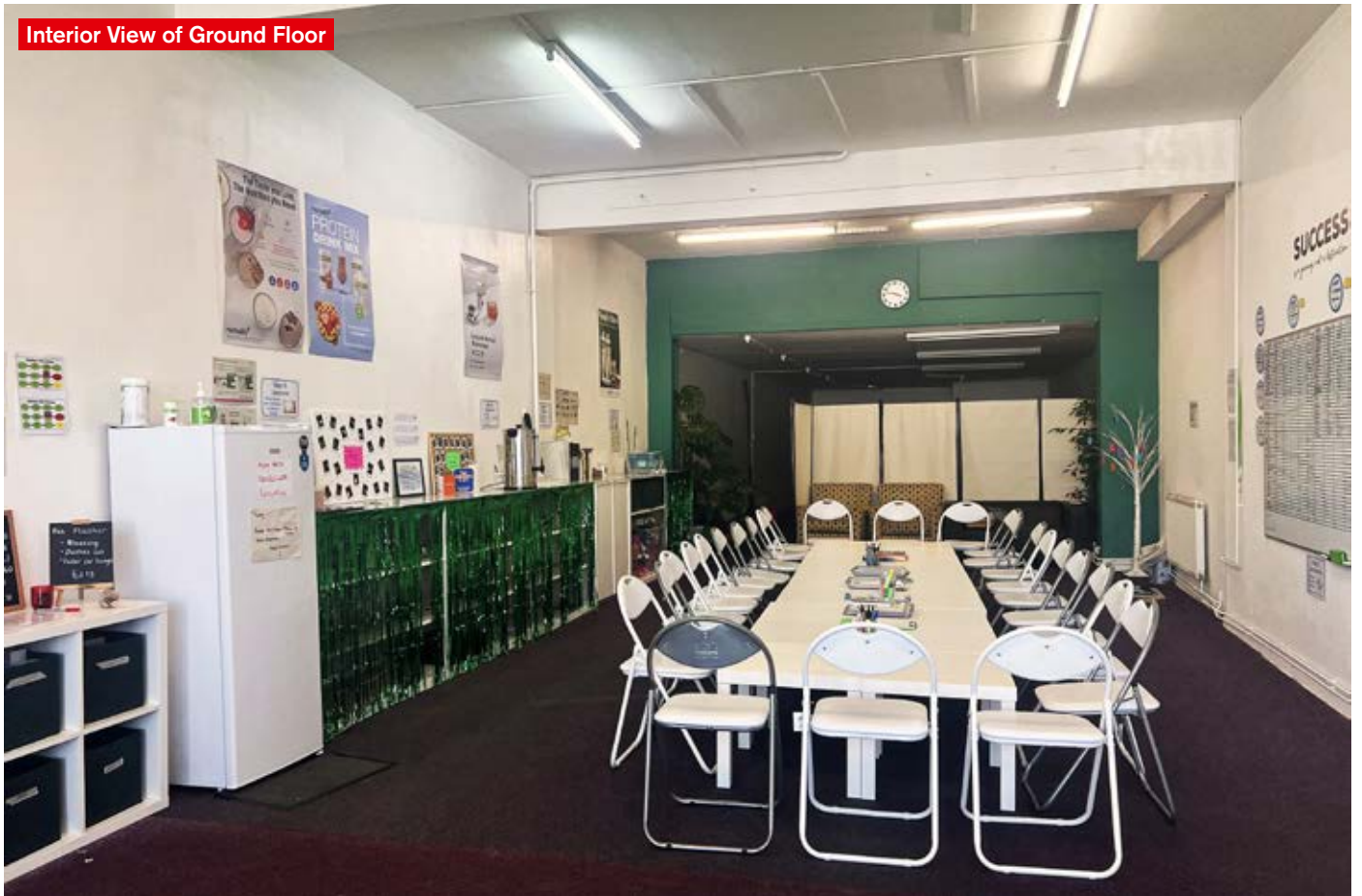
Tel: 01228 552 222 Ref: Jessica Quigley

Email: jq@burnetts.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



The Property



Interior View of Ground Floor