



### SITUATION

Located in the town's main shopping thoroughfare amongst a host of independent traders.

Lee-on-the-Solent is an attractive south coast town which overlooks the Solent and is located approx. 4 miles from Fareham. 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. In addition, the property includes a **Garage** accessed via a rear service road.

**VAT is NOT applicable to this Lot**

**FREEHOLD**

### TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Garage	<b>Ground Floor Shop</b> Gross Frontage 20'4" Internal Width 18'10" widening at rear to 19'3" Shop Depth 40'8" Built Depth 44'9" Area Approx. 813 sq ft WC <b>Plus Rear Garage</b>	<b>Holden (UK) Ltd (Solicitors)</b>	10 years and approx. 1 month from 3rd September 2024	£16,000 <b>(see Note)</b>	FRI <b>Rent Review 2031</b> <b>£3,750 Rent Deposit held.</b>
First & Second Floor Flat	Not inspected	<b>Individual(s)</b>	999 years from 29th September 1984	£125 <i>(rising by £25 every 10 years until 2084 and then reducing to a peppercorn)</i>	FRI
				<b>Total: £16,125</b>	

**Note: The rent for the shop is currently £15,000 p.a. rising to £16,000 p.a. on 3rd September 2026, therefore the Vendor will make up this rent shortfall on completion.**



Interior

**£16,125** per annum

The Surveyors dealing with this property are **Steven Grossman** and **Rocco Kay**

**Vendor's Solicitors**

Burnetts

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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'**