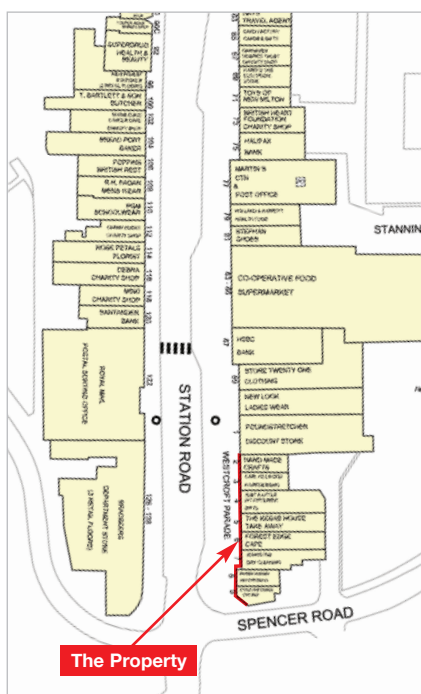
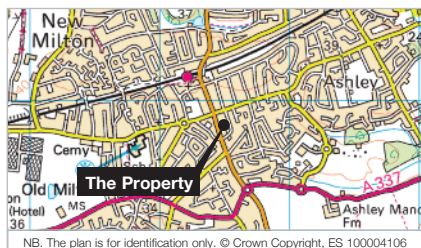


New Milton 2-12 & 14-20 Westcroft Parade Station Road Hampshire BH25 6JG

- Freehold Parade of Shops and Ground Rents Investment
- Comprising eight shops and ten flats
- One shop vacant
- Seven flat reversions in 59 years
- To be offered as one lot
- Total Current Rents Reserved
£93,420 pa

On the Instructions of Executors



Tenure
Freehold.

Location

New Milton is located on the south coast, close to the New Forest and midway between Lymington and Christchurch, about 12 miles east of Bournemouth. The town serves a population of some 21,000 and enjoys good communications by road and rail (London Waterloo direct service in approximately 1 hour 45 minutes).

The property occupies a corner site at the junction with Spencer Road, a short walk south of the rail station.

Occupiers close by include New Look, Bradbeers, Santander, Mind, Halifax, McColl's and Holland & Barrett.

Description

The property is arranged on ground and two upper floors to provide a parade of 8 shop units and 10 flats on the first and second floors over. The flats are accessed via an internal staircase off Spencer Road, to a shared balcony at the rear. There is parking at the rear.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
2	Kathy Sirl (t/a Hand Made Gifts)	Gross Frontage 5.50 m Net Frontage 4.90 m Built Depth 13.50 m	(18' 1") (16' 1") (44' 3") 6 years from 29.11.2013 FR & I	£10,000 p.a.	Reversion 2019
3	CG Hillwood (t/a Hair Salon)	Gross Frontage 5.30 m Net Frontage 4.90 m Built Depth 13.50 m	(17' 5") (16' 1") (44' 3") 5 years from 04.04.2011 FR & I	£14,000 p.a.	Holding over (1)
4	Vacant	Gross Frontage 5.30 m Net Frontage 4.90 m Built Depth 13.50 m	(17' 5") (16' 1") (44' 3") —	—	—
5	Mr Yasen Sen (t/a The Kebab House)	Gross Frontage 5.30 m Net Frontage 4.90 m Built Depth 13.50 m	(17' 5") (16' 1") (44' 3") 18 years from 29.09.2010 Rent review every 5th year FR & I	£18,000 p.a.	Rent Review 2020
6	A Macklin-Palmer (t/a Forest Edge Café)	Gross Frontage 5.30 m Net Frontage 4.95 m Built Depth 13.50 m	(17' 5") (16' 3") (44' 3") 10 years from 01.10.2013 Rent review after 3 years FR & I	£14,000 p.a.	Rent Review 2019
7	Johnsons Cleaners (UK) Ltd	Gross Frontage 5.10 m Net Frontage 5.00 m Built Depth 13.50 m	(16' 9") (16' 5") (44' 3") 15 years from 29.09.2000 Rent review every 5th year FR & I	£13,750 p.a.	Holding over (1)
8	RL Bush (t/a Hair Stylist)	Gross Frontage 4.35 m Net Frontage 3.75 m Built Depth 18.80 m	(14' 3") (12' 4") (61' 8") 9 years from 24.06.2007 Rent review every 3rd year FR & I	£13,000 p.a.	Holding over (1)
9	J Sinclair (t/a Cycles)	Gross Frontage 5.20 m Net Frontage 3.90 m Built Depth 18.80 m	(17' 1") (12' 10") (61' 8") 6 years from 01.01.2014 FR & I	£10,000 p.a.	Reversion 2019
Flat 10/12 and 14/20	Various Tenants (2)	First and Second Floor – 10 Flats	All let individually on long leases A separate schedule is available on request	£420 p.a.	Reversions from 2076
Substation	Southern Electric	Substation	21 years from 24.06.2000 Rent review every 5th year to RPI	£250 p.a.	Rent Review 2020

(1) In respect of the rent reviews due, no action has been taken.

(2) In respect of the flats on the upper floors, Section 5B notices under the Landlord & Tenant Act 1987 have been served.

Total £93,420 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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