

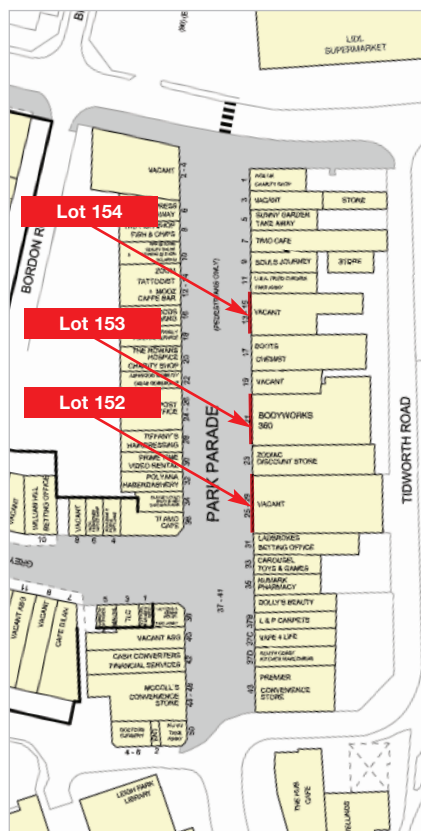
## Havant 13/15, 21 & 25/29 Park Parade Hampshire PO9 5AF

- **Five Freehold Vacant Shop and Residential Investment**
- Comprising 4 shops & 5 maisonettes
- To be offered as three separate lots
- Pedestrianised town centre location
- Asset management opportunities
- Residential Conversion Potential (Lot 153)
- 'Mixed use transactions' therefore higher stamp duty rates NOT payable
- Total Current Rents Reserved

**£35,760 pa**

**Rising to £45,760 pa  
in 2018 <sup>(3)</sup> Plus vacant  
possession of 3 shops**

**SIX WEEK COMPLETION  
AVAILABLE**



21 Park Parade

**Tenure**  
Freehold.

### Location

Havant has a population of approaching 46,000 and is located 8 miles north-east of Portsmouth, 9 miles west of Chichester and 18 miles east of Southampton, close to the Hampshire/Sussex border. Leigh Park is a suburb of Havant, situated 1 mile to the north of the town centre and close to Junction 4 of the A3(M) Motorway.

The properties are all situated on the pedestrianised Park Parade, immediately to the south of the Greywell Shopping Centre. There is a large car park adjacent to Park Parade.

Occupiers close by include Nationwide Building Society, Boots the Chemist, Ladbrokes, Post Office, McColls, Superdrug and a Lidl Supermarket amongst many others.

### Description

The properties are arranged on ground and one or two upper floors to provide four separate shop units with upper parts. No. 13-15 comprises two ground floor shops (formerly used as a medical centre) with two self-contained maisonettes above. No.21 comprises a ground floor shop with ancillary first floor accommodation. No. 25-29 comprises a ground floor shop with three self-contained maisonettes above.

### Planning

The first floor above 21 Park Parade may be suitable for residential conversion, subject to obtaining all the relevant consents. All enquiries should be referred to Havant Borough Council [www.havant.gov.uk](http://www.havant.gov.uk)

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For EPC Ratings please see website.

### Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allstop.co.uk](mailto:viewings@allstop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 152, 153, or 154 Havant**.

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

**Seller's Solicitor** Booky Dubiner Esq, Bude Nathan Iwanier. Tel: 0208 458 5656 e-mail: [bd@bnlaw.co.uk](mailto:bd@bnlaw.co.uk)  
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**Lee Baron**  
CHARTERED SURVEYORS





Lot	Unit	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Lot 152	No.25-29 (1)	Vacant	Ground Floor 488.7 sq m (5,260 sq m)			NB. 2010 Rateable Value £28,500
	No.25A (2)	Individual	First and Second Floor Maisonette - 3 rooms, kitchen, bathroom	Assured Shorthold Tenancy expiring 26.12.2015	£6,600 p.a.	Holding over
	No.27A (2)	Individual	First and Second Floor Maisonette - 3 rooms, kitchen, bathroom	12 month Assured Shorthold Tenancy from 01.09.2015	£7,500 p.a.	
	No.29A (2)	Individual	First and Second Floor Maisonette - 3 rooms, kitchen, bathroom	Assured Shorthold Tenancy expiring 22.01.2017	£7,140 p.a. Total Lot 152 £21,240 p.a.	
Lot 153	No.21 (1)	Bodyworks 360	Ground Floor 388 sq m (4,176 sq ft) First Floor 345.6 sq m (3,720 sq ft) Total 733.6 sq m (7,896 sq ft)	10 years from 03.01.2016 (4)	Nil Rent p.a. (3) rising to £10,000 in 2019, £20,000 p.a. in 2020 and £25,000 in 2021	Reversion 2026
Lot 154	No.13 (2)	Vacant	Ground Floor 127.3 sq m (1,370 sq ft)			
	No.13A (2)	Individual	First and Second Floor Maisonette - 3 rooms, kitchen, bathroom	12 month Assured Shorthold Tenancy from 16.03.2016	£7,380 p.a.	
	No.15 (2)	Vacant	Ground Floor 74.3 sq m (800 sq ft)			NB. 2010 Rateable value both numbers 13-15 £17,500
	No.15A (2)	Individual	First and Second Floor Maisonette - 3 rooms, kitchen, bathroom	12 month Assured Shorthold Tenancy from 21.04.2015	£7,140 p.a. Total Lot 154 £14,520 p.a.	

(1) Not inspected by Allsop. Accommodation details sourced from VOA website.

(2) Not inspected by Allsop. Accommodation details provided by vendor.

(3) The Tenant benefits from a 2 year rent free period followed by half rent (£10,000 p.a.) in year 3 rising to £20,000 p.a. in years 4 & 5. There is a fixed increase to £25,000 p.a. in 2021.

(4) There is an option to determine on the 5th anniversary of the tenancy.

**Overall Total £35,760 p.a.<sup>(3)</sup>**