

Southampton

11 Thornhill Park Road Hampshire SO18 5TP

- Freehold Shop and Residential Ground Rent Investment
- Shop lease expires 2020
- Forms part of a local parade
- VAT is not applicable
- Rent Review 2015
- Total Current Rents Reserved
£12,100 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Southampton is the main commercial and administrative centre of Hampshire, serving a population of some 210,000 and is located 80 miles south-west of London and 31 miles north-east of Bournemouth. The city benefits from excellent communications being close to the junction of the M27 and M3 as well as having mainline rail services to London from Southampton Central. The property is situated in a parade of local shops on the A334 leading from the M27 into Southampton. Occupiers close by include the Post Office, The Co-Operative Foods, Texaco Garage, Blockbuster, Papa Johns and a range of local retailers serving the surrounding predominantly residential area. Off-street parking is available to the front of the property.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop unit with a self-contained flat on the first floor which is accessed from the front and has been let on a long lease.

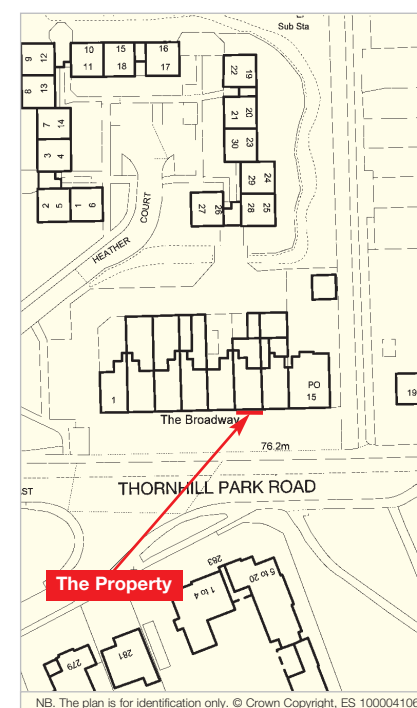
VAT

VAT is not applicable to this lot.

Documents

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

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Harvinder Rai	Gross Frontage (Including Entrance to Uppers) 5.85 m Net Frontage 4.10 m Shop Depth 8.95 m Built Depth 21.40 m	(19' 3") (13' 5") (29' 4") (70' 3")	15 years from 08.11.2005 Rent review every 5th year FR & I	£12,000 p.a. Rent Review 2015
First Floor	Individual	First Floor Flat	99 years from 20.06.2006	£100 p.a.	Reversion 2105
Total £12,100 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

Seller's Solicitor Claire Battye, Warner Goodman. Tel: (02392) 753575 Fax: (02392) 755094 e-mail: clairebattye@warnergoodman.co.uk

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