



### 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 property is situated in a pedestrianised location opposite Peacocks at the junction with Greywell South. Occupiers close by include Netto, Peacocks, Superdrug, William Hill and The Post Office.

### Description

Numbers 32 and 34 provide ground floor shops with maisonettes above. No. 36 provides a ground floor cafe with first floor ancillary accommodation. The second floor is presently being used by the lessee for residential purposes.

### 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)

Lot	No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
41	32	Carole White (t/a Polyana)	Gross Frontage 5.24 m Net Frontage 5.04 m Shop Depth 12.41 m Built Depth 14.30 m	(17' 3") (16' 7") (40' 8") (46' 11") 10 years from 25.12.10 Tenant's break option in 25.12.2012, 2014 & 2016 Rent review every 5th year FR & I	£8,000 p.a.	Rent Review 2015
	32A	Vacant	First & Second Floor Maisonette (not inspected by Allsop)			
42	34	Gary Figgins & Claire Figgins (t/a Claire's Cold Meat Deli)	Gross Frontage 5.49 m Net Frontage 4.92 m Shop Depth 5.90 m Built Depth 11.83 m	(18' 1") (16' 1") (19' 4") (38' 9") 10 years from 14.09.2010 Tenant's break option and rent reviews in 14.09.2012 & 2016 (1) FR & I	£7,000 p.a.	Rent Review 2012
	34A	Vacant	First & Second Floor Maisonette (not inspected by Allsop)			
43	36/ 36A	Nuh Attay & Mahammed Din Maham (t/a Ti Amo Café)	Gross Frontage 6.25 m Net Frontage 5.98 m Return Frontage 14.55 m Shop Depth 6.64 m Built Depth 16.54 m First Floor Ancillary Accommodation & Second Floor comprising 3 Rooms, Kitchen & Bathroom	(20' 6") (19' 8") (47' 9") (21' 10") (54' 2") 20 years from 09.07.10 FR & I Rent review every 5th year	£10,000 p.a.	Rent Review 2015

(1) There is a rent free period between 14th September 2012 and 13th November 2012 if break not exercised

**Total £25,000 p.a.**

## Havant

### 32, 34 & 36 Park Parade Leigh Park Hampshire PO9 5AD

- Freehold Shop Investment
- To be offered as three separate lots
- Pedestrianised location opposite Peacocks
- Total Current Rents Reserved

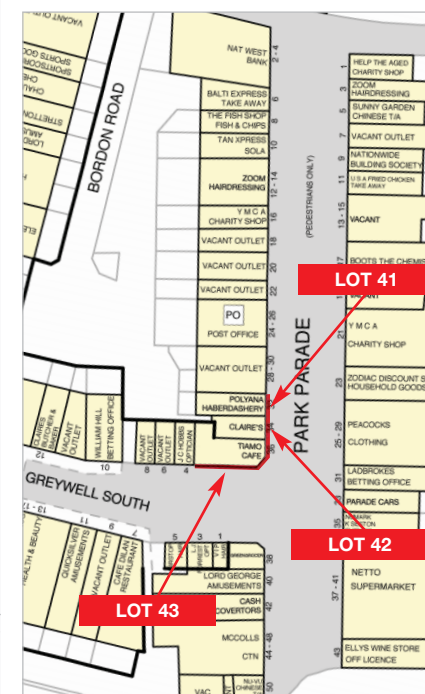
**£25,000 pa**

### Vacant Possession of Two Maisonettes

On the instructions of J Gershinson FRICS  
and A Packman of Allsop LLP acting as  
Joint Fixed Charge Receivers

**allstop**

### SIX WEEK COMPLETION PERIOD AVAILABLE



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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