



Tenure

Long Leasehold. Held for a term of 999 years from 7th February 2007 (thus having 994 years unexpired) at a peppercorn ground rent.

Location

The City of Portsmouth is a major south coast naval base and ferry port which is also an important retail and commercial centre. The city has a resident population of some 175,000 and benefits from excellent road communication being served by the M27, M271 and A3(M) motorways and the A27 dual carriageway. There are also regular rail services to London and major South-West towns.

The property is situated on the eastern side of Fratton Road close to its junction with Penhale Road.

Occupiers close by include Coral, Ladbrokes and Domino's along with a number of local retailers.

Description

The property is arranged on the ground floor only to provide a ground floor lock-up shop which benefits from one parking space in the gated car park to the rear. The property forms part of a larger building not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage	7.10 m	(23' 4")
Net Frontage	5.70 m	(18' 8")
Shop Depth	8.25 m	(27' 1")
Built Depth	8.25 m	(27' 1")
Ground Floor	47.5 sq m	(511 sq ft)

Tenancy

The property is sold subject to a lease (t/a Redz Hair) for a term of 10 years from 26th March 2006 at an initial rent of £10,000 per annum, exclusive of rates. The lease provided for a rent review on 26th March 2011 however the receivers do not have any information as to whether this was operated. The lease also contains full repairing and insuring covenants.

VAT

Please refer to the Special Conditions of Sale.

Documents

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

Portsmouth

Unit 6

**106-118 Fratton Road
PO1 5AH**

- **Virtual Freehold Shop Investment**
- Located within an established retail parade
- Adjacent to Coral betting shop
- Outstanding Rent Review 26th March 2011
- Current Gross Rent Reserved
£10,000 pa

On the instructions of J Gershinson FRICS
and S Davidson MRICS of Allsop LLP acting
as Joint Fixed Charge Receivers

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