

Lymington **6 Southampton Road** **Hampshire** **SO41 9GG**

- **Freehold Shop and Ground Rent Investment**
- Attractive market town
- Directly opposite Waitrose Supermarket
- Shop Tenant Holding Over
- Total Current Rents Reserved
£15,500 pa

On the Instructions of
D J Whitehouse and
S Muncaster of Duff & Phelps
acting as Joint Fixed Charge
Receivers



Tenure

Freehold.

Location

The attractive Georgian market coastal town of Lymington is situated on the southern edge of the New Forest between Southampton and Bournemouth. The town is served by the A337 providing access to the M27 and on to the M3.

The property is situated to the southern end of Southampton Road (A337), the main arterial road route into the town centre where it joins Queen Street.

Occupiers close by include Waitrose (opposite), together with Marks & Spencers on St Thomas Street and a variety of local traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with residential accommodation on the upper floors which have been sold off on a long lease. The shop has rear access and the maisonette is accessed from the rear.

VAT

The Receivers understand VAT is not applicable to this lot. Please refer to the Special Conditions of Sale.

Documents

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



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Peter David Merrick and Elizabeth Ann Merrick (1)	Gross Frontage 5.72 m Net Frontage 3.83 m Shop Depth 17.50 m Built Depth 17.50 m	(18' 9") (12' 7") (57' 5") (57' 5") Lease expired on 31.01.2012 FR & I	£15,500 p.a.	Holding over
First & Second Floors	Individual	First & Second Floor Maisonette	999 years from 25.06.1989	Peppercorn	Reversion 2988

(1) The Receivers understand that the tenants wish to remain in occupation. Negotiations are ongoing with the asset managers.

Total £15,500 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 Ms V Lowe, Hill Dickinson. Tel: 0151 600 8471 Fax: 0151 600 8001 e-mail: victoria.lowe@hilldickinson.com

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