

Portsmouth

232/232A Kingston Road PO2 7LR

- **Freehold Shop and Residential Ground Rent Investment**
- **Located in an established parade of shops**

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



Tenure
Freehold.

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 communications 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 located 1 mile north of the city centre. The property is situated at the northern end of Kingston Road (A2047) close to its junction with Kingston Crescent and London Road.

Total Current Rents Reserved
£6,800 pa

The property is less than a mile to the A275, which then connects to the M27 within 2 miles and the A3(M) which is 5 miles from the property. Occupiers close by include Aldi Supermarket, NatWest, Papa John's Pizza, Rowlands Pharmacy and other local occupiers.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with maisonette above which has been sold off on a long lease.

VAT

VAT is not applicable to this lot.

Documents

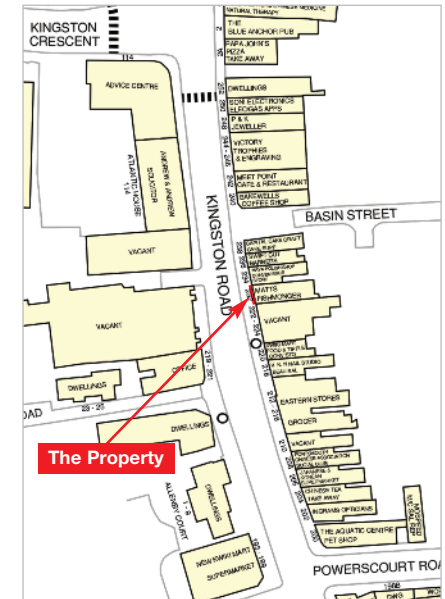
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Seller's Solicitor

Name Ms V Kells, Eversheds.
Tel: 0845 498 7500 Fax: 0845 498 7333.
E-mail: vickykells@eversheds.com



Number	Present Lessee	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.	Next Review/ Reversion
232	Matthew Tyrell t/a Matt's Fisheries	Gross Frontage 5.30 m (17' 4") Net Frontage 3.83 m (12' 7") Shop & Built Depth 15.75 m (51' 8")	9 months from 10/11/09 FR & I by way of service charge	£6,600 p.a.	Holding over
232A	Individual	First and Second Floor Maisonette	125 years from 1st December 2006	£200 p.a. (1)	Reversion 2131

(1) The rent will increase to £400 p.a. in 2031 and double every 25 years thereafter.

Framlingham

Unit 1, The Old Mews 23/25 Market Hill Suffolk IP13 9AN

- **Attractive Virtual Freehold Shop Investment**
- **Reversion 2015**

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



Tenure

Leasehold. Held for a term of 999 years from 25th March 1986 at an initial ground rent of £5 per annum.

Location

Framlingham is an historic town, located some 9 miles north of Woodbridge and 19 miles north east of Ipswich. Road communications are good with the B1116 offering access to the A1120 to the north which in turn connects to the A14, 13 miles to the west. The A12 lies some 6 miles to the south of Framlingham accessed via the B1116. The A12 dual carriageway provides access to the M11 and M25 motorways to the west.

Current Gross Rent Reserved
£5,500 pa

The property is situated in a mews on the south corner of Market Hill which is the town's main retail centre. Occupiers close by include a number of local independent retailers.

Description

The property is arranged to provide a ground floor shop. The unit forms part of a larger building which is not included in the sale.

The property provides the following accommodation and dimensions:

Gross Frontage 4.90 m (16' 1")
Net Frontage 3.10 m (10' 2")
Shop & Built Depth 4.75 m (15' 7")

Tenancy

The property is at present let to ROBERT EDWARD ROWELL for a term of 3 years from 21st May 2012 at a current rent of £5,500 per annum, exclusive of rates. The lease contains full repairing and insuring covenants. There is a mutual option to break at the first and second years upon 2 months' notice.

Seller's Solicitor

M Leaf Esq, Walker Morris Solicitors LLP.
Tel: 0113 283 2500 Fax: 0113 245 9412.
E-mail: michael.leaf@walkermorris.co.uk



VAT

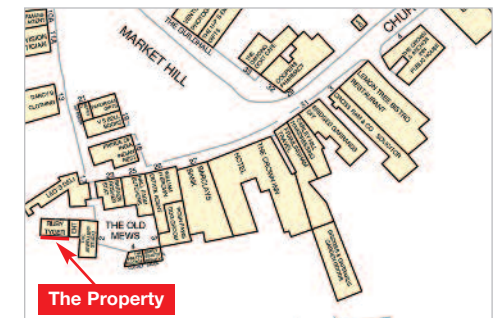
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LOT 136

LOT 137