



6 WEEK COMPLETION



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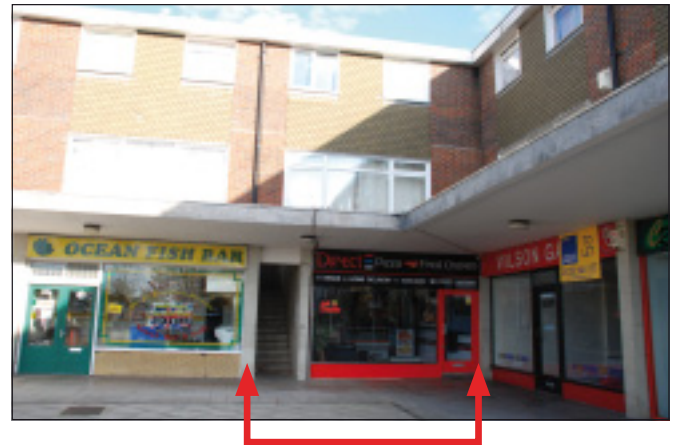


SITUATION

Occupying a corner position in this neighbourhood shopping centre amongst multiples including **Somerfield, Boots** and **Mann Countrywide**, along with a variety of local occupiers, all benefitting from a large customer car park. Poole lies approximately 3 miles west of Bournemouth and benefits from good road access via the A35 and A338.

PROPERTY

Forming part of an L-Shaped parade comprising a **Ground Floor Takeaway with A5 use and internal seating** plus separate rear access via a front communal staircase to a **Self-Contained Maisonette** above. There is a rear service road for unloading.



VAT is payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Takeaway	Gross Frontage 15'0" Internal Width 55'4" max Shop Depth 29'6" Restaurant/Kitchen Area 1,085 sq ft Store Area 300 sq ft 2 WC's	A Houari (Pizza Restaurant/ Takeaway)	21 years from 16th July 2010	£14,000	Effectively FRI Rent Reviews 2013 and 3 yearly Tenants Break 2020 £4,112.50 Rent Deposit held
First & Second Floor Maisonette	Not Inspected	Individual	125 years from 2nd November 2007	£100	FRI Rent doubles every 33 years

TOTAL £14,100

£14,100 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
Bonningtons – Tel: 020 8908 6363
Ref: M. Ram Esq – Email: info@bonningtonsolicitors.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts