

**6 WEEK COMPLETION**



**SITUATION**

Located close to the junction with Lake Road, in the same parade as **Age UK** and **Sue Ryder**, opposite **Lloyds TSB** and in the adjacent parade to **Bournemouth Council Offices**, serving the surrounding residential population approximately 4 miles north of Bournemouth town centre. Bournemouth is a popular seaside resort on the south coast, approximately 30 miles south-west of Southampton.

**PROPERTY**

Forming part of a terraced parade comprising a **Ground Floor Shop with A2 Use** with internal access to a **First Floor Office**. In addition, the property includes use of **2 Parking Spaces** in a rear car park.

**ACCOMMODATION**

**Ground Floor Shop (with A2 Use)**

Gross Frontage	16'11"
Internal Width	15'1"
Built Depth	46'6"
Office Area	Approx 960 sq ft

**First Floor Office**

Area	Approx 320 sq ft
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Plus 2 WCs and kitchenette

**Total Office Area** Approx 1,280 sq ft

**£9,400 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

**VAT is payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 2,000 years from 29th March 1988 at a peppercorn ground rent.**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Martin Pate (t/a MJP Law solicitors with 3 branches)** for a term of 20 years from 25th December 1988 (holding over) at a current rent of **£9,400 per annum** exclusive.

**Note 1: The solicitors also trade from the adjoining property (No. 1613) which intercommunicates at ground and first floor with No. 1611.**

**Note 2: There is a £1,566.66 rent deposit held.**

**VENDOR'S SOLICITORS**

Brechers - Tel: 020 7563 1000

Ref: Ms Emma Glassberg - Email: eglassberg@brecher.co.uk

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