



**6 WEEK COMPLETION**

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**SITUATION**

In this neighbourhood shopping centre including **Boots**, 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 Restaurant/Takeaway with A3 & A5 use** 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 Restaurant	Gross Frontage 15'0" Internal Width 55'4" max Restaurant Depth 29'6" Restaurant/Kitchen Area 1,085 sq ft Store Area 300 sq ft 2 WC's	M A Khan t/a Cococabana (International Cuisine)	25 years from 2nd November 2011	£12,500 (See Note 2)	Effectively FRI Rent Reviews 2016 and 5 yearly Tenant's Break 2021 3 month Rent Deposit Held
First & Second Floor Maisonette	Not Inspected	Individual	125 years from 2nd November 2007	£100	FRI Rent doubles every 33 years
<b>TOTAL</b>				<b>£12,600</b>	



**Note 1: We understand that the lessee spent in the region of £50,000 fitting out the Restaurant.**

**Note 2: The lessee pays half rent for the first 12 months but the Vendor will make this shortfall up to the Buyer at completion.**

**£12,600 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@bonningtonssolicitors.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