



6 WEEK COMPLETION

SITUATION

At the busy junction with Holdenhurst Road and Christchurch Road (A35), close to a large **Bournemouth University Halls of Residence** plus branches of **Co-operative Food, Ask Restaurant, KFC, Lloyds TSB** and a **Post Office**, only a few minutes walk from the prime Town Centre and under ½ mile from the Station.

Bournemouth is a popular seaside resort on the South Coast, approximately 30 miles south-west of Southampton.

PROPERTY

Forming part of a terraced property comprising a **Ground Floor and Basement Restaurant with A3 use.**

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	19'0"
Internal Width	17'5"
Widening to	18'9"
Restaurant Depth	36'2"
Built Depth	70'10"
Restaurant Area	Approx 650 sq ft
Kitchen/Prep Area	Approx 390 sq ft
4 WC's	

Basement

Seating Area	Approx. 370 sq ft
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VAT is NOT payable in respect of this Lot

£14,000 per annum

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

TENURE

Leasehold for a term of 999 years from 29th June 1984 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **Alex De Freitas t/a Alex's Good Food (Mediterranean style Restaurant)** (visit www.good-food-co.co.uk) for a term of 10 years from 17th December 2008 at a current rent of **£14,000 per annum** exclusive.

Rent Review and Tenant's Break 2013

Note: The lease provides for a rent increase to £15,000 p.a. on 17 December 2011 and £16,000 p.a. on 17 December 2012. The Vendor has chosen not to implement the first increase at the present time.



VENDOR'S SOLICITORS

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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