

6 WEEK COMPLETION



SITUATION

Located close to the junction with Lake Road, in the same parade as **Age UK**, opposite **Lloyds TSB** and **Domino's** and in the adjacent parade to **Bournemouth Council Offices/Library**, 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)** and internal access to **First Floor Offices**. In addition, the property includes the right to park **2 cars in the rear car park**.

VAT is NOT payable in respect of this Lot

ACCOMMODATION

Ground Floor Shop (with A2 Use)

Gross Frontage	16'10"
Internal Width	15'0" (max)
Built Depth	46'6"
Area	Approx 610 sq ft

First Floor Offices

Area	Approx 400 sq ft
2 WCs	

Total Area Approx 1,010 sq ft

FREEHOLD offered with FULL VACANT POSSESSION

**Vacant Shop (A2 Use)
& Upper Part**

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

VENDOR'S SOLICITORS

YVA Solicitors - Tel: 020 8445 9898
Ref: J. Bishop Esq - Email: jb@yvasolicitors.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 £350 (including VAT) upon exchange of contracts