



6 WEEK COMPLETION

SITUATION

Occupying a prominent trading position close to the junction with Hosker Road amongst a host of established traders, being near to a **Co-Op Supermarket** and further multiples situated on Southbourne Grove.

Southbourne lies 3 miles east of Bournemouth, 2 miles west of Christchurch and benefits from good road links via the A35 and A338.

PROPERTY

Forming part of a terraced building comprising a **Ground Floor Shop and Basement**.

VAT is NOT payable in respect of this Lot

£9,200 per annum

The Surveyors dealing with this property are **NICHOLAS BORD** and **SOPHIE TAYLOR**

ACCOMMODATION*

Ground Floor Shop

Gross Frontage	15'0"
Internal Width	20'0" (max)
Built Depth	40'0"
WC	

Basement – Not inspected

* Not Inspected by Barnett Ross. Measurements provided by Vendor.

TENURE

Leasehold for a term of 999 years from 12th May 2011 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **G Y Yap as a Chinese Takeaway** for a term of 10 years from 11th July 2012 at a current rent of **£9,200 per annum** exclusive.

Rent Review 2017

VENDOR'S SOLICITORS

A H Page Solicitors – Tel: 020 8554 1985
Ref: R. Bull Esq – Email: richard@ahpage.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 £600 (including VAT) upon exchange of contracts