



SITUATION

Occupying a prominent trading position on one of Bournemouth’s principal thoroughfares, just off the Lansdowne Roundabout at its intersection with Holdenhurst Road, close to **Coral, McColls, TSB, Ladbrokes, Lloyds Pharmacy** and a host of established local retailers, bars & restaurants.

Bournemouth is a popular seaside resort situated on the south coast approximately 30 miles south west of Southampton and just under 6 miles east of Poole, enjoying excellent road access via the A31 to the M27.

PROPERTY

A four storey corner building comprising **2 Ground Floor Shops** with separate side access to **6 Self-Contained Flats** on rear ground, lower ground and 2 upper floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
(Unit 1) Ground Floor Shop	Gross Frontage 16'9" Internal Width 14'4" Shop Depth 29'6" Built Depth 44'1" 2 WC's	St Quintin & McConnell Estate Agents Ltd (having 3 branches) (Part of the McConnell Property Group)	10 years from 22nd November 2009 (Renewal of a previous lease)	£11,000	FRI Rent Reviews 2015 & 2018 £4,575 Rent Deposit held. The lessees 2014 Break Clause was not exercised.
(Unit 2) Ground Floor Shop	Gross Frontage 14'8" Internal Width 14'1" widening to 16'1" Shop Depth 28'10" Built Depth 36'6" WC	T. Thillairuban (Convenience Store/ Off-Licence)	21 years from 19th August 2008	£11,000	FRI Rent Reviews 2017 & 3 yearly £2,250 Rent Deposit held.
Flats 1, 3, 4 & 5 (4 Flats)	Not Inspected	One Individual	Each for a term expiring 2179	Peppercorn	FRI
Flats 2 & 6 (2 Flats)	Not Inspected	Individuals	Each 99 years from 1st March 1990	£100 (£50 per flat)	FRI Valuable Reversions in 75 years.
TOTAL				£22,100	

£22,100 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Bude Nathan Iwanier – Tel: 020 8458 5656
Ref: B Dubiner Esq – Email: bd@bnilaw.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 £500 (including VAT) upon exchange of contracts