



**SITUATION**

Located in this prominent main road position close to the junction with Salisbury Road and amongst such multiple occupiers as **Waitrose, Boots, Scope, Pizza Hut, Nationwide** and others.

Poole lies approximately 3 miles west of Bournemouth and benefits from good road access via the A35 and A338.

**PROPERTY**

Forming part of a terraced parade comprising **3 Ground Floor Shops** (a double unit and a single unit).

There is parking at the rear for each shop.

**VAT is NOT payable in respect of this Lot**

**TENURE**

**Leasehold for a term of 999 years from completion at a peppercorn.**



View along Ashley Road

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 327 & 327a (2 Ground Floor Shops)	Gross Frontage 25'8" Internal Width 25'3" Shop Depth 43'10" Built Depth 49'7" 2 WCs 2 Covered Car Spaces	<b>Lyn Edwards (Party Goods)</b>	6 years from 11th August 2011 <b>(in occupation for over 12 years)</b>	£12,000	FRI
No. 329 (Ground Floor Shop)	Gross Frontage 12'6" Internal Width 12'3" Shop Depth 45'11" Built Depth 49'7" WC 1 Covered Car Space	<b>W. Carmichael (Asian Food Store)</b>	6 years from 8th August 2014	£6,500	FRI <b>Tenant's Break 2017</b>
<b>TOTAL</b>				<b>£18,500</b>	

**£18,500 per annum**

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

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

**VENDOR'S SOLICITORS**  
Laing Law - Tel: 01202 375 330  
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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 £500 (including VAT) upon exchange of contracts