



SITUATION

Occupying a busy trading position on this main thoroughfare (A35) close to a **Ladbrokes, Costcutter, Oxfam, The Money Shop, Barclays, Halifax** and a **NatWest** as well as being just a short walk from the **Sovereign Shopping Centre**.

Boscombe is a suburb of the thriving coastal town of Bournemouth which benefits from good road links via the A338 providing direct access to the A31 and the M27.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal and separate rear access to a **Self-Contained Flat** on the first and second floors with gas central heating.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 19'8"
Internal Width 14'9" widening to 19'4"
Shop Depth 39'2"
Built Depth 52'7"

WC

First and Second Floor Flat

5 Rooms, Kitchen/Diner, Bathroom/WC & Shower/WC
GIA Approx 1,650 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Dorset Contract Flooring Limited (with 2 guarantors) (in occupation for over 14 years)** for a term of 15 years from 25th December 2000 at a current rent of **£19,000 per annum exclusive**.

Note 1: The Landlord has served a S.25 Notice offering a new lease. The Lessee has indicated that they would like to take a new lease of the Shop and surrender Vacant Possession of the Flat – negotiations are still ongoing.

Note 2: There is potential to convert the flat into 2 or 3 units, subject to obtaining the necessary consents.

£19,000 per annum

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

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

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 £500 (including VAT) upon exchange of contracts