



### SITUATION

Located within the town centre in the pedestrianised High Street, opposite **Bon Marche** and **Peacocks**, adjacent to **Age UK** and amongst other multiples such as **Iceland**, **Halfords**, **Santander**, **McDonald's**, **Robert Dyas** and many others. Poole is a prosperous Dorset town located approx. 30 miles south-west of Southampton, 5 miles west of Bournemouth and benefits from good road links via the A35 and Ringwood Road which links with the A31 and M27. Poole also has a direct rail service to London (Waterloo) with a train time of just 128 minutes.

### TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
<b>Lot 34</b> *Reserve below <b>£250,000</b>	No. 112 (Ground Floor Shop & First Floor Storage)	<b>Ground Floor Shop</b> Gross Frontage 20'1" Internal Width 19'3" Shop Depth 30'1" Built Depth 50'5" Storage (incl Shower) <b>First Floor Ancillary</b> Area Approx. 445 sq ft WC	<b>T J Graham Limited</b> (Sandwich Bar)	15 years from 12th August 2008	<b>£29,000</b>	FRI
<b>Lot 35</b> *Reserve below <b>£250,000</b>	No. 114 (Ground Floor Shop & First & Second Floor Flat)	<b>Ground Floor Shop</b> Gross Frontage 17'11" Internal Width 16'1" Shop Depth 28'1" Built Depth 36'11" External WC <b>First &amp; Second Floor Flat</b> 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	<b>Mrs Hubbard's Sweet Cupboard Limited</b> (Sweet Shop)	5 years from 17th March 2017	<b>£22,000</b>	FRI <b>Tenant's Break 2020</b>

### PROPERTIES

2 mid terrace buildings comprising:  
**No. 112** – A **Ground Floor Shop** with internal access to **Storage Accommodation** (previously used as a Flat) on the first floor.  
**No. 114** – A **Ground Floor Shop** with separate rear access to a **Self-Contained 2 Bed Flat** on the first and second floors.

Both properties benefit from rear servicing via Chapel Lane.

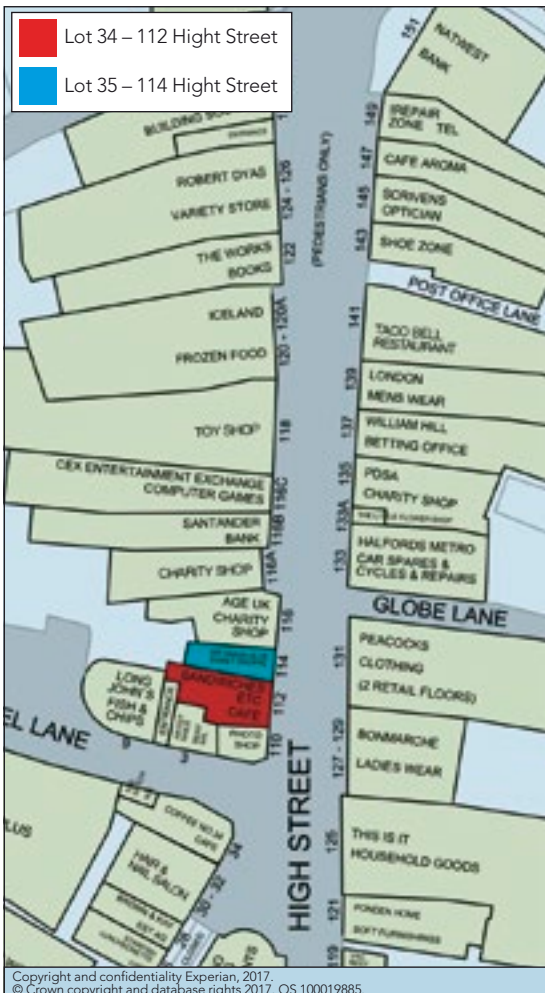
**VAT is NOT applicable to these Lots**

### FREEHOLD

**Note: There is a basement running below both shops which is not demised to either lessee and has not been inspected.**

The Surveyors dealing with these properties are **JONATHAN ROSS** and **NICHOLAS LEIGH**

\* Refer to Points 9 & 10 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) per Lot upon exchange of contracts