SITUATION

Occupying a busy trading position on one of the town's main retail thoroughfares, close to the junction with Poole Road, sitting amongst a variety of local cafés, eateries, estate agents as well as **Marks & Spencer Foodhall, Café Rouge, Coral, Costa, HSBC** and many other traders all serving the surrounding residential area.

Westbourne is a suburb of Bournemouth which is a popular seaside resort on the south coast, approx. 3½ miles east of Poole and 25 miles south-west of Southampton.

PROPERTY

A mid terrace building comprising a **Ground Floor Double Shop and Basement** with separate front access to **5 Self-Contained Flats** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Double Shop & Basement	**Ground Floor Double Shop** Gross Frontage Internal Width widening to Shop Depth Area **Basement** Area **Total Area**	36'10" 30'5" 34'0" 61'9" Approx. 2,050 sq ft Approx. 1,150 sq ft plus 2 WC's **Approx. 3,200 sq ft**	**W S Retail Ltd (Convenience Store - see Tenant Profile)**	15 years from 4th September 2012	£39,000	FRI **Rent Reviews 2018 and 3 yearly. Tenant's Break 2022.**
First & Second Floor	5 Flats – Not inspected		Various	Each for a term between 120 and 125 years from between 1998 & 2006	£600	Each FRI **Rents rise periodically – refer to leases.**
				TOTAL	**£39,600**	

£39,600 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

TENANT PROFILE

W S Retail Ltd trade under the 'Central Convenience Stores', 'Central Garage Forecourt' and 'Central Newsagent' brands operating from over 107 managed stores and 21 franchised stores. In addition, the tenant has advised they are adding around 30 managed stores a year.

For Y/E 02/04/16 W S Retail Ltd reported a T/O of £54.98m, Pre-Tax Profit £805,000 and Shareholders' Funds £500,000. The ultimate Parent Company is Palmer & Harvey (Holdings) Plc.

View along Seamoor Road

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The successful Buyer will be liable to pay the Auctioneers an administration
fee of £750 (including VAT) upon exchange of contracts