



SITUATION

Occupying a prominent main road trading position near to the junction with Cleveland Road, close to a **Co-Op Supermarket, Brewers, Anglian Windows, Premier Sports Solutions** and a host of established local traders. 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.

VAT is NOT applicable to this Lot

PROPERTY

Forming part of a terraced parade comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** at rear ground, first and second floor level. There is rear vehicular access from Melbourne Road allowing off-street parking for 2 cars.

FREEHOLD

Note: Notices have been served on the lessees in accordance with S.5A of the Landlord & Tenant Act 1987. At the time of printing, no responses had been received.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'3" Internal Width 18'8" Shop Depth 16'8" Built Depth 25'7" WC 1 Parking Space	M. Adel (Barber Shop)	10 years from 1st February 2018	£7,000	FRI (Law Society Lease) Rent Review & Tenant's Break 2023. £1,750 Rent Deposit held.
Rear Ground Floor Flat	1 Bedroom, Living Room/Kitchen, Bathroom/WC 1 Parking Space	2 Individuals	125 years from 1st January 2017	£200	FRI Rent Reviews 10 Yearly to RPI
First and Second Floor Flat	Not Inspected	1 Individual	999 years from 20th November 2005	£1	FRI
TOTAL				£7,201	

£7,201 per annum

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

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

VENDOR'S SOLICITORS

Aldridge Brownlee Solicitors LLP – Tel: 01202 526 343
Ref: O. Baker – Email: owen.baker@absolicitors.com

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 £750 (including VAT) upon exchange of contracts