



Situation

In a very busy pedestrianised trading position close to the junction with Hawkwood Road, with nearby multiples including **KFC, McDonald's, Primark, Caffè Nero, Specsavers, Bon Marche, Post Office** and many others.

Boscombe is a suburb of the thriving coastal town of Bournemouth having good road communications with the A338 providing direct access to the A31 and the M27.

Property

A mid terraced building comprising a **Ground Floor & Basement Restaurant** with separate rear access to **2 Self-Contained Flats** at first and second floor level.

There are 2 parking spaces at the rear demised to the flats.

VAT is NOT applicable to this Lot

Freehold

Tenancies and Accommodation

| Property | Accommodation | Lessee & Trade | Term | Ann. Excl. Rental | Remarks |
|------------------------------------|---|--|--|-----------------------|---|
| Ground Floor & Basement Restaurant | Ground Floor Restaurant Gross Frontage 17'0" Internal Width 15'8" Restaurant Depth 36'0" Basement Seating/Ancillary Area approx. 420 sq ft 2 WC's | Kadon Kur t/a The Green Tara (Café/Asian Restaurant) | 10 years from 22nd February 2012 | £18,200 | FRI Rent Review February 2022 |
| First & Second Floors (2 Flats) | Not Inspected | Each to an Individual | Each 99 years from 24th September 2017 | £500 (£250 per flat) | Each FRI. Rent doubling every 20 years |
| | | | | Total: £18,700 | |

£18,700 per annum

The Surveyors dealing with this property are **Jonathan Ross** and **Steven Grossman**

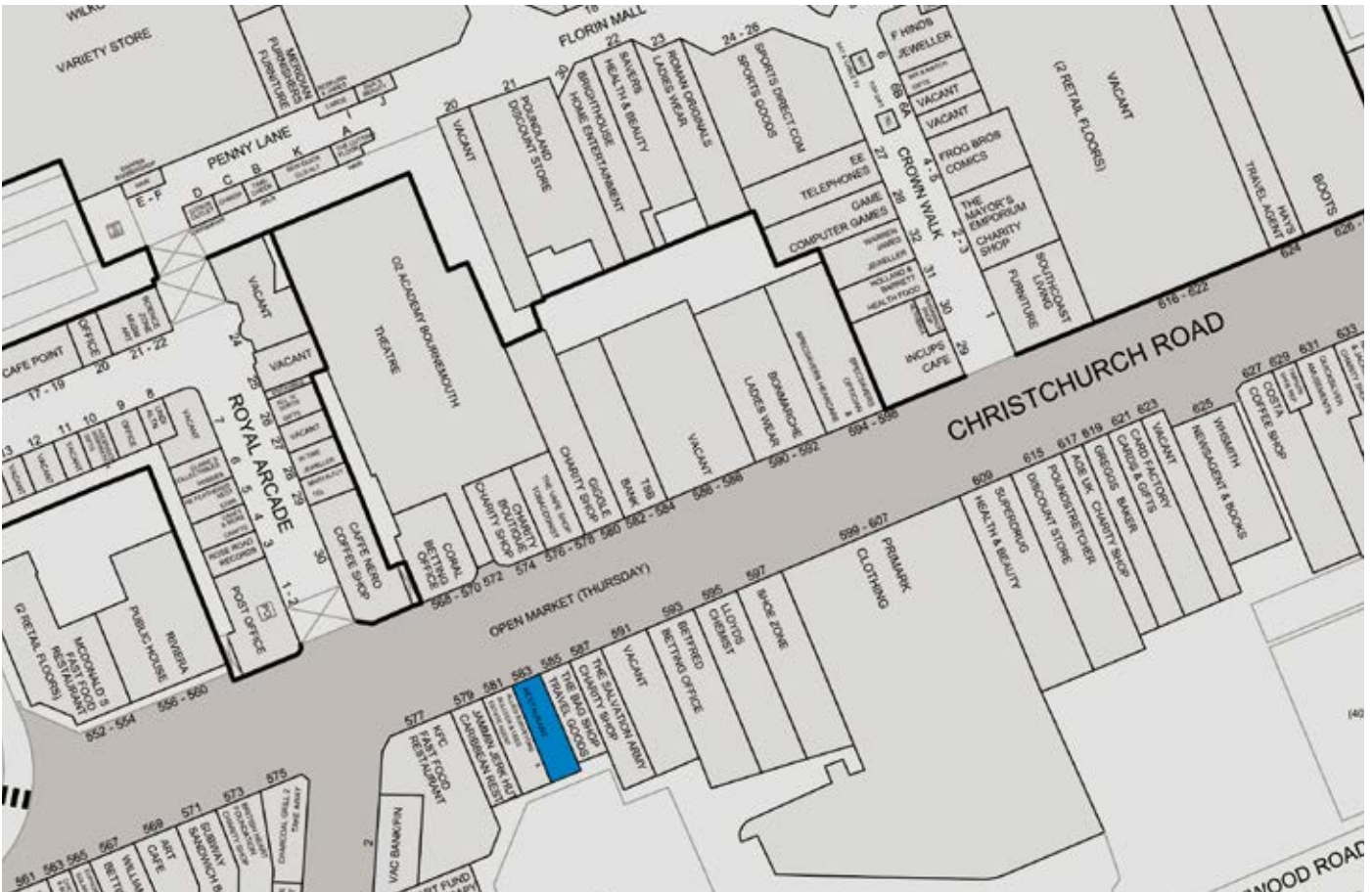
For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page

Vendor's Solicitors

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