



### Situation

Located opposite the attractive Crescent Gardens, at the junction with St John's Road, adjacent to a **Premier Convenience Store**, nearby an **Iceland** and amongst a variety of other local traders. Boscombe is a suburb of the thriving coastal town of Bournemouth which benefits from good road communications with the A338 providing direct access to the A31 and the M27.

### Property

A mid terraced building comprising a **Ground Floor Restaurant & Basement** with separate rear access to **2 Self-Contained Flats** on the upper floors as well as a **Self-Contained Office/Store** on part of the first floor. In addition, the property benefits from a shared, gated rear yard for unloading and parking for **2 small cars**.

### Freehold

VAT is NOT applicable to this Lot

### Tenancies and Accommodation

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant & Basement	<b>Ground Floor Restaurant</b> Gross Frontage 13'6" Internal Width 12'4" Shop Depth 39'8" Built Depth 59'8" 2 WC's <b>Basement Storage</b> Area Approx. 380 sq ft	<b>KOH (UK) Ltd (Thai Tapas Restaurant) (Having 13 branches)</b>	A term of years expiring 18th September 2021	£12,500	FRI <b>Note: The Restaurant intercommunicates with the adjoining unit at No 489 which is not included in the sale.</b>
First Floor Office/Store	1 Room approx. 180 sqft	<b>V A C A N T</b>			Plumbing in place for a WC.
First Floor Flat	1 Bedroom, Living Room/Kitchen, Shower Room/WC (GIA Approx. 435 sq.ft)	Individual(s)	6 months from 29th August 2013	£6,300	AST Holding Over <b>In occupation 5 years.</b>
Second Floor Flat	2 Bedrooms, Living Room/Kitchen, Shower Room/WC (GIA Approx. 600 sq.ft.)	Individual(s)	6 months from 12th March 2012	£8,340	AST Holding Over <b>In occupation 6 years.</b>
				<b>Total: £27,140</b>	

**£27,140** 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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