



### SITUATION

Located close to the junction with Talbot Road amongst such multiple retailers as **Waitrose, Boots Chemist, WHSmith, Holland & Barrett, Betfred, Best-One, Lloyds Bank** and **Halifax** all serving the surrounding residential population being approx. 2 miles north of Bournemouth Town Centre. In addition, **Bournemouth University Talbot Campus** and **Arts University Bournemouth** are both approx. 1 mile distant.

Bournemouth is a popular seaside resort on the South Coast approx. 30 miles south-west of Southampton.

### PROPERTY

Forming part of a semi-detached building comprising a **Ground Floor Shop**.

### ACCOMMODATION

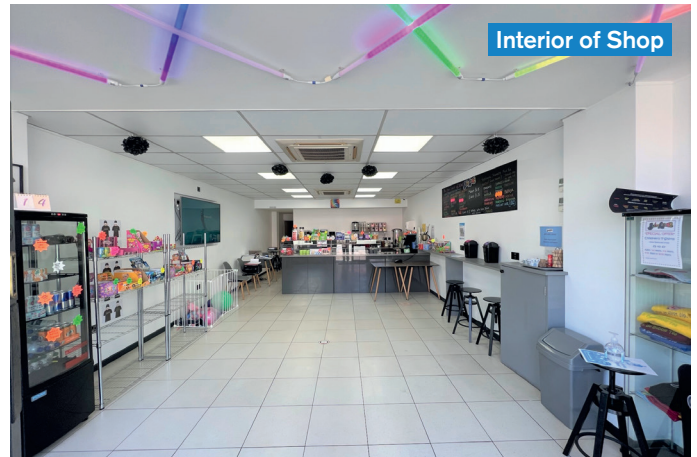
#### Ground Floor Shop

Gross Frontage	17'0"
Internal Width	16'2"
Shop Depth	30'6"
Built Depth	55'3"
WC	

**VAT is NOT applicable to this Lot**

### TENURE

Leasehold for a term of 999 years from 1st January 2019 at a peppercorn ground rent.



### TENANCY

The property is let on an effectively full repairing and insuring lease to **C. Manning as a Bubble Tea House** for a term of 10 years from 8th February 2019 at a current rent of **£18,000 per annum** exclusive.

**Rent Review and Tenant's Break 2024**

**Note: There is a £9,000 Rent Deposit held.**

**£18,000** per annum

The Surveyors dealing with this property are  
**Steven Grossman** and **Elliott Greene**

### Vendor's Solicitors

RWK Goodman

Tel: 01865 792 300 Ref: Vicky Hernandez

Email: vicky.hernandez@rkwgoodman.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



The Property



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