



SITUATION

Located close to the junction with Pinewood Avenue within this established local parade serving the surrounding residential population approx. 4 miles north of Bournemouth town centre. Bournemouth is a popular seaside resort on the south coast, approximately 30 miles south-west of Southampton.

PROPERTY

Forming part of a terraced parade comprising a **Ground Floor Triple Shop**. The property includes a **front forecourt for parking up to 3 cars**. In addition, there is rear access to the property from Pinewood Avenue.

ACCOMMODATION

Ground Floor Triple Shop

Gross Frontage	55'11"
Internal Width	53'5"
Shop Depth	15'6"
Built Depth	46'2" (max)
Area incl. Open Plan Nail Bar, 3 Treatment Rooms, Salon & Staff/Ancillary WC	Approx 1,665 sq ft

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 22nd June 2011 at a fixed ground rent of £100 p.a.

TENANCY

The property is let on a full repairing and insuring lease (subject to a schedule of condition) to **E. Dilworth t/a Butterfly Nails and Beauty** for a term of 10 years from 10th July 2019 at a current rent of **£12,000 per annum** exclusive.

Rent Review and Tenants Break 2024

£12,000 per annum

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

Vendor's Solicitors

Tees Law
Tel: 0808 256 4301 Ref: Samantha Worth
Email: samantha.worth@teeslaw.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'**

Interior view

