



## 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**

**Note: There is a £3,000 Rent Deposit held.**

**£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](mailto: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

