

6 WEEK COMPLETION



SITUATION

Located close to the junction with Pinewood Avenue within this established local parade serving the surrounding residential population approximately 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**.

ACCOMMODATION

Ground Floor Triple Shop

Gross Frontage	56'5"
Internal Width	53'2"
Shop & Built Depth	42'9" (max)
Sales Area	Approx 945 sq ft
Store Area	Approx 655 sq ft
WC	
Total Area	Approx 1,600 sq ft

VAT is NOT payable in respect of this Lot

TENURE

Leasehold for a term of 999 years from completion at a fixed ground rent of £100 pa.

TENANCY

The property is let on a full repairing and insuring lease to Z. Altun as a convenience store for a term of 9 years from 12th December 2008 at a current rent of **£14,000 per annum** exclusive.

Rent Reviews December 2011 and 2014

£14,000 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS

Nelson & Co – Tel: 01279 653 157
Ref: Ms Claire Nelson – Email: carolyn.pihl@nelsoncosolicitors.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts