



6 WEEK COMPLETION

SITUATION

Located at the corner of Stafford Road near to **British Red Cross, McColls, Coral** and the **Magistrates Court** on one of Bournemouth's principal thoroughfares leading down to the town's prime retail pitch and amongst a host of bars and restaurants including **O'Neills, The Litten Tree** and **Walkabout**. Bournemouth is a popular coastal town some 25 miles southwest of Southampton.

VAT is NOT payable in respect of this Lot

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor & Basement Nightclub	Ground Floor Nightclub GIA Approx 1,350sq ft* Basement Nightclub GIA Approx 1,350 sq ft*	M&R Nightclubs Ltd	35 years from 28th August 2009	£42,000	FRI Rent Reviews 2014 and 5 yearly. Tenant's Break 2019
First and Second Floor Gymnasium	First Floor Gymnasium, Locker Rooms, 2 Showers, 2 WC's GIA Approx 1,450 sq ft Second Floor Gymnasium, 2 WC's GIA Approx 1,450 sq ft	C Sarns (t/a Bulldog Martial Arts Academy)	35 years from 28th August 2009	£18,000	FRI Rent Reviews 2014 and 5 yearly. Tenant's Break 2016
Third Floor Flat	4 Double Bedrooms, Living Room, Kitchen, Bathroom with Separate Shower, Separate WC GIA Approx 1,320 sq ft	Individuals	AST	£15,000	
TOTAL				£75,000	*Not inspected by Barnett Ross

PROPERTY

A substantial corner building comprising a **Ground Floor and Basement Nightclub** with separate front entrance to a **Martial Arts Gymnasium** at first and second floor level, plus a **Large Self-Contained Flat** at third floor level. There is a **Rear Garage** with automatic door leading through to a private passenger lift (not tested) which services the flat only.

FREEHOLD

£75,000 per annum

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

VENDOR'S SOLICITORS
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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