

View Along the Parade



**6 WEEK COMPLETION**



**SITUATION**

Located within this established parade close to the junction with the A348 Ringwood Road, near to a **One Stop Convenience Store, NHS Pharmacy** and a host of local businesses all serving the surrounding residential area, approx 3½ miles north of Bournemouth & Poole Town Centres and a short distance from the main A31 which leads directly to the M27 & M3 motorways.

Bournemouth is a popular seaside resort on the south coast, approximately 30 miles south-west of Southampton.

**PROPERTY**

An end of terrace building comprising a **Ground Floor Shop** with internal access to a **Self-Contained Maisonette** on Part Ground, First & Second floor levels. In addition, the property benefits from a **Rear Garden, Rear Garage** and service road for unloading.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**£8,500 per annum**

The Surveyors dealing with this property are **NICHOLAS BORD** and **JONATHAN ROSS**

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	25'3"
Internal Width	23'6"
Shop Depth	19'1"
Built Depth	29'11"
WC	

**Garage**

**Part Ground, First & Second Floor Maisonette**

4 Rooms, Kitchen, Bathroom/WC

**TENANCY**

The entire property is let on a full repairing and insuring lease to **R. Lee and T. Revuelta-Ruffolo as a Fish & Chip Takeaway** for a term of 20 years from 1st August 1997 at a current rent of **£8,500 per annum** exclusive.

**Rent Review August 2012**

**Note 1: The maisonette is occupied by a member of the tenant's family.**

**Note 2: There is a £4,250 rent deposit held.**



**JOINT AUCTIONEERS**  
Nettleship Sawyer, Helming House, 35 Richmond Hill,  
Bournemouth BH2 6HT. Tel: 01202 556 491 Ref: S Chiari Esq

**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