

6 WEEK COMPLETION



SITUATION

Occupying a busy trading position close to the junction with Coronation Avenue amongst a variety of established traders some 2½ miles north of Bournemouth Town Centre. Bournemouth is a popular seaside resort on the south coast, approximately 30 miles south-west of Southampton.

PROPERTY

A detached building comprising a **Ground Floor Shop** with internal and separate side access via a front gate to a **Self-Contained Maisonette** on Part Ground and First Floor levels. In addition, the property benefits from a **Rear Garden**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	21'2"
Internal Width	18'9"
Shop Depth	20'1"
Built Depth	44'8"
Ext. WC	

Part Ground and First Floor Maisonette

4 Rooms, Kitchen, Bathroom/Shower Room, WC

£14,750 per annum

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

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCY

The entire property is let on an internal repairing and insuring lease (plus Shop Front) to **M G Durose & L A Durose as Upholsterers** for a term of 12 years from 1st August 2001 at a current rent of **£14,750 per annum** exclusive.

Note 1: The lessees have been in occupation for 10 years and live in the maisonette.

Note 2: The lease is excluded from Sections 24 – 28 of the Landlord & Tenant Act 1954.



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

VENDOR'S SOLICITORS
Mogers Solicitors - Tel: 01225 75 00 00
Ref: F Collins Esq - Email: frankcollins@mogers.co.uk

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