



**SITUATION**

Occupying a prominent main road trading position near to the junction with Washington Avenue, close to a **Co-Op Supermarket** and a host of established local traders. Bournemouth is a popular seaside resort situated on the south coast approximately 30 miles south-west of Southampton and just under 6 miles east of Poole, enjoying excellent road access via the A31 to the M27.

**PROPERTY**

Forming part of a terraced parade comprising a **Ground Floor Shop**. There is a communal rear yard allowing vehicular access for unloading.

**TENURE**

**Leasehold for a term of 999 years from 4th June 2006 at a peppercorn.**

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

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage	17'8"
Internal Width	16'11"
Shop Depth	45'1"
WC	

**TENANCY**

The property is let on a full repairing and insuring lease to **B. Keats & R. Norton t/a NU-VO Hair Salon** for a term of 7 years from 1st September 2013 at a current rent of **£7,500 per annum** exclusive.

**Rent Review 2016**

**Visit: [www.nu-vu.com](http://www.nu-vu.com)**

**£7,500 per annum**

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

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**  
DLH Solicitors – Tel: 01200 538 578  
Ref: D. Hester Esq – Email: [dominic@dlhsolicitor.co.uk](mailto:dominic@dlhsolicitor.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 £500 (including VAT) upon exchange of contracts