LOT 6

208/210 Old Christchurch Road, Bournemouth, Dorset BH1 1LR

*Reserve below £300,000 6 WEEK COMPLETION



SITUATION

Occupying a busy trading position at the corner of Wootton Gardens in the heart of the A3 circuit, close to branches of **Subway**, **Revolution**, **Walkabout Bar** and **Betfred** and amongst a variety of local retailers and restaurants only a few minutes' walk from the prime centre of the town.

The area is currently benefitting from a number of new developments including 60 flats within a mixed scheme diagonally opposite.

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

A mid terrace building comprising **2 Ground Floor Restaurants** with **Basements** plus separate front access to **8 Self-Contained Flats** on the first, second & third floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

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The Surveyors dealing with this property are **JOHN BARNETT** and **JONATHAN ROSS**





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TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 208 (Ground Floor Restaurant & Basement)	Ground Floor Restaurant (52 Covers) Gross Frontage 21'7" Internal Width 20'9" Restaurant Depth 43'3" Built Depth 56'11" Restaurant Approx Restore Approx Basement Storage Storage Approx. 420 sq ft	Z. Kiskanc (T/A Saray Turkish Restaurant)	15 years from 30th November 2010	£17,000	FRI Rent Reviews 2015 and 2020
No. 210 (Ground Floor Restaurant & Basement)	Ground Floor Restaurant(44 Covers)Gross Frontage19'7"Internal Width14'5"Widening to19'0"Restaurant Depth43'7"Built Depth57'5"RestaurantApprox695 sq ftKitchen/Store2 WC'sBasementAreaApprox.600 sq ftWC	D. H. Tran (T/A Eat Pho Vietnamese Noodle Restaurant)	10 years from 28th July 2014	£13,000	FRI Rent Review 2019
First, Second & Third Floor Flats (8 Flats)	8 Flats – Not Inspected	Brookside House (Management) Company Ltd	99 years from 25th December 1988	£600	FRI Rent rises to £1,200 after 33 years and to £2,400 after 66 years. Valuable Reversion in approx. 72 years.
			TOTAL	£30,600	

VENDOR'S SOLICITORS J Pearlman Solicitors – Tel: 020 8458 9266 Ref: A. Becker Esq – Email: abecker@jpearlman.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 £500 (including VAT) upon exchange of contracts