



**SITUATION**

In a local parade of shops close to the junction with Coronation Avenue, amongst a variety of established traders some 3 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 Flat** on part ground and first floor levels. In addition, the property benefits from a **Rear Garden**.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage 20'11"  
Internal Width 18'9"  
Shop Depth 20'1"  
Built Depth 48'7"

**Part Ground and First Floor Flat**

4 Rooms, Kitchen, Bathroom/Shower Room, WC  
GIA Approx. 962 sq ft

**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 and L. A. Durose as a Furniture Upholsterers** for a term from 10th January 2013 to 31st July 2023 at a current rent of **£17,000 per annum** exclusive.

**Rent Review 2018**

**Note 1: The lessees have been in occupation for approx. 15 years and live in the Flat.**

**Note 2: There is future potential to add further residential accommodation in the attic as per the adjacent building.**

**£17,000 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

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

**VENDOR'S SOLICITORS**  
Ref: A. Kellner Esq – Tel: 01707 667 300  
Email: anthony@panthersecuritiesplc.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