



5 WEEK COMPLETION

The Property

View towards the Property

SITUATION

Occupying a busy trading position at the corner of Glen Fern Road, close to branches of **Subway**, **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.

There is also a **new development of 60 flats diagonally opposite**, currently under construction with Retail/Restaurant space on the ground floor.

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.

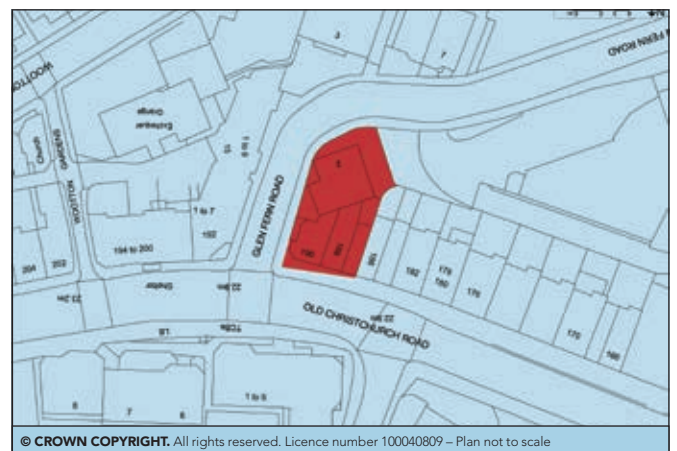
PROPERTY

A corner property comprising **2 Ground Floor Shops** with separate front entrance to a **Self-Contained 1 Bed Flat** below No. 188 plus internal and separate side access to a further **Salon Area** below No. 190, along with separate front/side access to **12 Self-Contained Flats** on rear ground, first, second and third floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

Note : In accordance with Section 5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. Therefore, this lot cannot be sold prior to auction.



£46,825 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

New Development Diagonally Opposite



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 188 (Ground Floor Shop) & No. 188a (Lower Ground Floor Flat)	Ground Floor Shop Gross Frontage 19'10" Internal Width 18'10" Shop Depth 29'1" Built Depth 41'4" WC Lower Ground Floor Flat Not Inspected – believed to be 2 Rooms, Kitchen, Bathroom/WC	Mr S. Isbir & E. Gunduz (Convenience Store)	15 years from 7th February 2006	£25,000 (Fixed in 2011)	FRI Rent Review 2016 £11,000 Rent Deposit Held
No. 190 (Ground Floor Shop & Lower Ground Floor Salon)	Ground Floor Shop Gross Frontage 25'4" Internal Width 24'3" Shop Depth 30'1" Lower Ground Floor Salon Salon Area Approx. 400 sq ft Store Area Approx. 100 sq ft WC	Basic Management Ltd t/a Jack the Clipper's (Beauty/Hair Salon)	15 years from 8th October 2013	£21,000 (Rising to £22,000 in October 2015)	FRI Rent Reviews 2016 & 3 yearly. Tenant's Break October 2016 on 6 months prior notice. £5,000 Rent Deposit Held
Rear Ground, First, Second & Third Floor Flats (Glen Fern Lodge)	5 Flats (Nos. 3, 4, 6, 7, 8) Not Inspected by Barnett Ross	Various	Each 99 years from 24th June 1995	£375	FRI Rent doubling every 25 years. Valuable reversions in approx. 79 years
	5 Flats (Nos. 1, 2, 5, 9, 10) Not Inspected by Barnett Ross	Various	Each 198 years from 24th June 1995	£375	FRI Rent doubling every 25 years.
	Flat 11	G W B Finance Ltd	174 years from 1st July 2010	Peppercorn	FRI
	Flat 12	Individual	180 years from 24th June 1995	£75	FRI Rent doubling every 25 years to max of £600 p.a.
TOTAL				£46,825	

VENDOR'S SOLICITORS
Bude Nathan Iwanier - Tel: 020 8458 5656
Ref: Mr B. Dubiner Esq - Email: bd@bnilaw.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