



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

£30,600 per annum

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





New development further along
Old Christchurch Road

View opposite the Property

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 820 sq ft Kitchen/Store Approx 195 sq ft Basement Storage Approx. 420 sq ft 2 WC's	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 Frontage 19'7" Internal Width 14'5" Widening to 19'0" Restaurant Depth 43'7" Built Depth 57'5" Restaurant Approx 695 sq ft Kitchen/Store Approx 170 sq ft 2 WC's Basement Area Approx. 600 sq ft WC	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