



**SITUATION**

Occupying a busy trading position on this main thoroughfare (A35) close to a **Ladbrokes, Costcutter, Oxfam, The Money Shop, Barclays, Halifax** and a **NatWest** as well as being just a short walk from the **Sovereign Shopping Centre**.

Boscombe is a suburb of the thriving coastal town of Bournemouth which benefits from good road links via the A338 providing direct access to the A31 and the M27.

**PROPERTY**

A mid terrace building comprising a **Ground Floor Shop** with internal and separate rear access to a **Self-Contained Flat** on the first and second floors with gas central heating.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage 19'8"  
Internal Width 14'9" widening to 19'4"  
Shop Depth 39'2"  
Built Depth 52'7"

WC

**First and Second Floor Flat**

5 Rooms, Kitchen/Diner, Bathroom/WC & Shower/WC  
GIA Approx 1,650 sq ft

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

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Dorset Contract Flooring Limited (with 2 guarantors) (in occupation for over 14 years)** for a term of 15 years from 25th December 2000 at a current rent of **£19,000 per annum exclusive**.

**Note 1: The Landlord has served a S.25 Notice offering a new lease. The Lessee has indicated that they would like to take a new lease of the Shop and surrender Vacant Possession of the Flat – negotiations are still ongoing.**

**Note 2: There is potential to convert the flat into 2 or 3 units, subject to obtaining the necessary consents.**

**£19,000 per annum**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS LEIGH**

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

**VENDOR'S SOLICITORS**  
BACI Solicitors - Tel: 020 8349 7680  
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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