



SITUATION

Located at the junction with Coombe Avenue opposite Hillview Primary School within this established and fully occupied local shopping parade including branches of **Premier Stores, Rowlands Pharmacy** and a **Post Office**, serving the surrounding residential area some 3 miles north of Bournemouth town centre. Bournemouth is one of the south coast's most popular seaside resorts with excellent road links via the A31 and A338 to the M27 and M3.

PROPERTY

A terraced property comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** at first floor level which benefits from sole use of a rear garden.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 9 (Ground Floor Shop)	Gross Frontage 19'3" Internal Width 14'2" Shop Depth 30'7" WC	Mrs W. Harrison t/a Thai Wellbeing (Massage, Reflexology Treatment Centre)	6 years from 10th February 2011	£4,200	FRI (subject to a schedule of condition) Visit: thai-wellbeing.co.uk
No. 9a (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC plus Garden	VACANT			Previously Under Offer at £115,000

TOTAL £4,200 plus Vacant Flat

£4,200 per annum Plus Vacant Flat

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**



JOINT AUCTIONEERS
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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