



SITUATION

Located on this busy main thoroughfare (A35) at the junction with Waltham Road opposite **Ladbrokes, Post Office** and other local traders serving the surrounding residential area. Boscombe is a popular 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 substantial semi-detached building comprising a large **Ground Floor Supermarket** with a separate front and rear access to a **Self-Contained Sports Bar/Pool Club** at first floor level. There is a large rear yard accessed from Waltham Road which provides servicing and parking.

FREEHOLD

ACCOMMODATION

Ground Floor Supermarket

Gross Frontage	72'0"
Internal Width	70'5"
Supermarket Depth	41'4"
Built Depth	49'2"
Area	Approx. 3,065 sq ft
WC	

First Floor Sports Bar/Pool Club

Area	Approx. 2,600 sq ft
3 WC's	

Total Area **Approx. 5,665 sq ft**

VAT is NOT payable in respect of this Lot

£50,000 per annum

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

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



JOINT AUCTIONEERS
Ellis & Partners, 4 Dean Park Crescent, Bournemouth BH1 1LY
Tel: 01202 551 821 Ref: N. Ellis

VENDOR'S SOLICITORS
DWFMB Beckman Solicitors - Tel: 020 7408 8888
Ref: B. Beckman - Email: brian.beckman@dwfmbbeckman.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



Interior of First Floor
Sports Bar/Pool Club

TENANCY

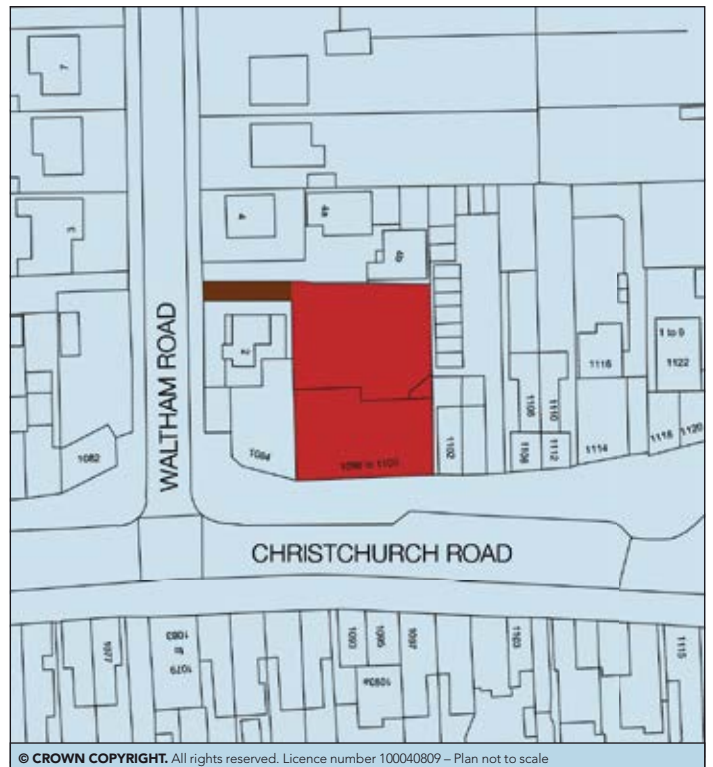
The entire property is let on a full repairing and insuring lease to **Sainsbury's Supermarkets Ltd (having over 1,200 supermarkets and convenience stores)** (T/O for Y/E 14/03/2015 £23.44bn, Pre-Tax Loss £206,000 and Shareholders' Funds £4.37bn) for a term of 15 years from 2nd September 2011 at a current rent of **£50,000 per annum** exclusive.

Rent Reviews September 2016 and 2021

Tenant's Break September 2021

Note 1: The upper part is currently sublet to a Sports Bar/Pool operator who are in the process of negotiating a renewal of their sub-lease.

Note 2: There may be future potential to convert the upper part into residential and extend into the rear yard area, subject to obtaining possession and the necessary consents.



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