



SITUATION

Occupying a prominent trading position close to the junction with Hosker Road amongst a host of established traders, being near to a **Co-Op Supermarket** and further multiples situated on Southbourne Grove including **Boots, Nationwide, HSBC, Lloyds Bank, Costa, Tesco Express** and many others. Southbourne lies 3 miles east of Bournemouth, 2 miles west of Christchurch and benefits from good road links via the A35 and A338.

PROPERTY

A mid terraced building comprising a **Ground Floor Takeaway and Basement** together with separate front access to **2 Self-Contained Flats** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Takeaway & Basement	Ground Floor Takeaway Gross Frontage 15'0" Internal Width 20'0" (max) Built Depth 40'0" WC Basement Not inspected	J. K. Mann	999 years from 12th May 2011	Nil	FRI
First & Second Floor (2 Flats)	2 Flats: Not Inspected – Each believed to be 2 Bedrooms, Lounge, Kitchen, Bathroom/WC	Individual	99 years from 1st May 1986	£30 (Rising to £50 in 2019 and £75 in 2052)	FRI Note 1: Each flat is sublet for a term of 99 years (less 10 days) from 1st May 1986. Valuable reversion in approx. 69 years
TOTAL				£30	

Note 2: In accordance with s.5B of the Landlord & Tenant Act 1987, Notices have been served on the Lessees and they have not reserved their rights of first refusal. This Lot cannot be sold prior to auction.

Note 3: The Freeholder insures the building. Current sum insured £331,897. Current premium £721.79.

£30 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

VENDOR'S SOLICITORS
Read & Co. – Tel: 020 8892 8063
Ref: A. Wilson – Email: readsols@aol.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