**IN SAME OWNERSHIP SINCE 1979** 



## **SITUATION**

Occupying a busy trading position in the prime pedestrianised part of the town centre, adjacent to **Santander** and amongst such multiples including **Toni & Guy**, **Specsavers**, **Yorkshire Building Society**, **Boots**, **Card Factory**, **Ladbrokes**, **TSB Bank**.

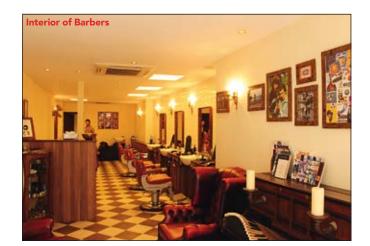
Bournemouth is a popular seaside resort situated on the south coast approximately 30 miles southwest of Southampton and just under 6 miles east of Poole, enjoying excellent road access via the A31 to the M27.

## **PROPERTY**

A mid-terrace Grade II Listed building comprising 2 Ground Floor Shops (one with Basement) and separate rear access to 5 Self-Contained Flats on the four upper floors.

VAT is NOT applicable to this Lot

**FREEHOLD** 



£42,518.75 per annum

The Surveyors dealing with this property are **ELLIOTT GREENE** and **STEVEN GROSSMAN** 

## 95 Old Christchurch Road, Bournemouth, Dorset BH1 1EP



## **TENANCIES & ACCOMMODATION**

Property	Accommodation		Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 95 (Ground Floor Shop & Basement)	Ground Floor Shop Internal Width widening to Shop Depth Built Depth <b>Basement</b> Area Approx. WC	9'6" 11'0" 46'4" 54'9" 550 sq ft	M. Taylor, E. Morton-Lloyd, P. Hartwell & H. Wilcox (Bond's Gentleman's Barbershop)	6 years from 25th March 2014	£15,000	FRI Rent Review and Tenant's Break March 2017
No. 95a (Ground Floor Shop)	Internal Width Shop Depth Built Depth WC	10'11" (max) 50'10" 61'6"	Kanoo Travel Ltd. (Foreign Exchange having 18 branches) (T/O for Y/E 31/12/15 £6.68m, Pre-Tax Profit £26,147 and Shareholders' Funds £3.37m)	10 years from 25th December 2014	£27,518.75	IRI Rent Review December 2019
First, Second, Third & Fourth Floors	5 Flats – Not inspected		Old Christchurch Road LLP	999 years from 25th December 2002	Peppercorn	FRI
				TOTAL	£42,518.75	

**VENDOR'S SOLICITORS**Teacher Stern LLP – Tel: 020 7242 3191
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