

6 WEEK COMPLETION



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, Ladbroke's, TSB Bank.**

Bournemouth is a popular seaside resort situated on the south coast approximately 30 miles south-west 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



Interior of Barbers

£42,518.75 per annum

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

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



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 95 (Ground Floor Shop & Basement)	Ground Floor Shop Internal Width 9'6" widening to 11'0" Shop Depth 46'4" Built Depth 54'9" Basement Area Approx. 550 sq ft WC	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 10'11" (max) Shop Depth 50'10" Built Depth 61'6" WC	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

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