



SITUATION

Located close to the junction with Hawkwood Road in this pedestrianised thoroughfare just off the principal retailing pitch in Christchurch Road and close to branches of **KFC, McDonalds, Post Office, Coral** and many established independent retailers.

Boscombe is a popular suburb and seaside resort lying between Bournemouth town centre to the west and Southbourne to the east, enjoying easy access via the A35 and A338.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Basement** (see Note 1) and a **Large Self-Contained Flat** on the first, second and third floors. In addition there is a **Rear Yard**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 12 (Ground Floor Shop & Basement)	Ground Floor Shop Gross Frontage 13'8" Internal Width 12'5" Shop Depth 36'10" Built Depth 45'1" WC Basement GIA Approx. 467 sq ft	N. Singh (Novelty Goods)	10 years from 12th September 2017	£7,200	Effectively FRI Rent Review 2022. Tenant's Breaks 2020 & 2022 on 3 months notice.
No.12a (First, Second & Third Floor Flat)	3 Bedrooms, Lounge, Kitchen/Diner, Bathroom/WC and Store Room (GIA Approx. 1,275 sq ft) Floor Plan available from Auctioneers	Individual	Regulated	£7,904	EDR 6/10/2015 – Due for Re-registration
TOTAL				£15,104	

Note 1: The Ground Floor Tenant is currently in the process of converting the basement into a studio flat, which is similar to a number of properties in the parade.

Note 2: The open Rear Yard area has potential to create off-street parking.

£15,104 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **ELLIOTT GREENE**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS
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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