



SITUATION

Located within this fully occupied shopping parade which includes a **Domino's** and a variety of other traders, close to the junction with Dorchester Road (B3067) and serving the surrounding residential neighbourhood.

Upton is located in the south-east of Dorset, 2 ½ miles east of Poole and approx. 6 ½ miles north-west of Bournemouth benefiting from good road access via the A35 just a short distance away.

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate rear access via a communal staircase and balcony to a **Self-Contained Flat** at first floor level. There is also ample customer parking outside the shops.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'2" Internal Width 19'3" Shop Depth 39'10" Built Depth 54'2" WC	Mr & Mrs Srithar t/a Londis Convenience Store	15 years from 30th September 2007	£11,000	Effectively FRI (Law Society Lease) Rent Review 2019. Tenant's Break 2020.
First Floor Flat	Not Inspected – believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC	Individual(s)	99 years from 24th June 1982	£35	Effectively FRI Valuable reversion in approx. 63 years.
TOTAL				£11,035	

£11,035 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

VENDOR'S SOLICITORS
Axiom Stone – Tel: 020 8951 6989
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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 £750 (including VAT) upon exchange of contracts