



SITUATION

Occupying a busy trading position in the prime pedestrianised part of the town centre, adjacent to **Leeds Building Society** and amongst such other multiples including **Toni & Guy**, **Specsavers**, **Yorkshire Building Society**, **Card Factory**, **Halifax**, **Ladbrokes** and **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 extending under both shops)** and separate rear access to **5 Self-Contained Flats** on the four upper floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: The lessee of the 5 flats submitted a Listed Building Planning Application to the Council in June 2018 to renovate the front facade above the shops at the lessee's expense.



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) (see Tenant Profile)	14 years from 25th March 2014 (See Note 2)	£17,000	FRI Rent Reviews 2022 & 2025 Tenant's Break 2024
No. 95a (Ground Floor Shop)	Internal Width 10'11 (max) Shop Depth 50'10" Built Depth 61'6" WC	Kanoo Travel Ltd (Foreign Exchange) (see Tenant Profile)	10 years from 25th December 2014	£27,518.75 (Personal concession from £29,750 provided tenant does not sublet or assign)	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: £44,518.75	

TENANT PROFILE

No. 95 – 'Bonds' is the flagship barbershop of Mike Taylor who was the first in the UK to be crowned a master craftsman and he has his own training academy in Poole (Source: www.bondsbarbershop.co.uk).

No. 95a – Kanoo Travel bought the foreign exchange business of Amex who were the previous occupiers and the unit has been used for this trade for over 20 years. Kanoo Travel operate from 16 branches and for Y/E 31/12/17 reported a T/O of £6.27m, Pre-Tax Profit of £41,080 and Shareholders' Funds of £3.47m.

Note 2: No. 95 (Shop & Basement) – A Deed of Variation and Extension was completed on 21st June 2018 extending the Lease for a further period of 8 years from 25th March 2020 to 25th March 2028 and requiring the Tenants to fully renovate the basement area of the Premises (which spans both shops) to at least the same standard as the ground floor for use as a men's grooming business.

£44,518.75 p.a.

The Surveyors dealing with this property are
John Barnett and Steven Grossman

Joint Auctioneers

Goadsby, 99 Holdenhurst Road, Bournemouth,
Dorset BH8 8DY
Tel: 01202 550 000 Ref: Grant Cormack

Vendor's Solicitors

Sparrow & Trieu
Tel: 020 7287 6608 Ref: Therese Sparrow
Email: mail@sparrowandtrieu.plus.com

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page