

Freehold for sale by public auction  
**Wednesday, 24th October 2018 at 1pm**  
(Main Auction commences at 12pm) (unless sold prior)  
For enquiries, please call **020 8492 9449**

Auction Venue:  
**The Montcalm Hotel**  
34-40 Great Cumberland Place, Marble Arch,  
London W1H 7TN

**Barnett  
Ross**

**Auctioneers**

**Lot A**

**Flats 1-30, County Heights, Hinton Road,  
Bournemouth, Dorset BH1 2AJ**

**\*Guide: £2,200,000+**  
6 week completion



**Freehold Town Centre Residential Investment of 30 Flats  
including 19 Self-Contained Flats  
(4 × Studio, 12 × 1 Bed & 3 × 2 Bed)  
let on ASTs producing £153,840 per annum**

**Barnett  
Ross**

**Auctioneers**

**Auctioneers:**  
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**MK  
ESTATES**



## SITUATION

Located at the junction with Bath Road and Westover Road and **opposite the iconic Royal Bath Hotel**. The property is conveniently situated by the town's prime leisure location which includes the Bournemouth Pavilion and Westover Park as well as the Seafront which is only a few hundred yards distant. In addition, the town's multiple retail facilities in Old Christchurch Road are within a few minutes walk.

Bournemouth is a popular seaside resort and University Town 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 substantial corner property comprising **30 Self-Contained Flats** planned on ground and four upper floors together with a **Restaurant** on upper and lower ground floor levels.

There is a section of the lower ground floor restaurant which is not included in the Freehold Title.

**VAT is NOT applicable to this Lot**

## TENURE

1. **FREEHOLD** – The Freehold of the entire property is being offered for sale and is let as follows:
  - 30 Self Contained Flats (Flat numbers 1–30) each let on a full repairing and insuring lease (by way of service charge) for a term of 125 years from 1st April 2012 at a combined ground rent of **£7,500 p.a. exclusive** (£250 per flat) doubling every 25 years.
  - Restaurant on upper and lower ground floors let on a full repairing and insuring lease for a term of 999 years from 25th December 2001 at a fixed ground rent of **£1 p.a.**
2. **19 LEASEHOLDS** – In addition to the Freehold, the 125 year leases of 19 Self-Contained Flats (4 × studio, 12 × 1 bed and 3 × 2 bed) within the property are included in the sale, each of which have been sublet on ASTs producing **£153,840 p.a.** as set out in the 'Tenancies & Accommodation' schedule opposite.

**Note 1:** This purchase may be subject to Stamp Duty Land Tax Relief for Multiple Dwellings – Applicants should consult their own advisors in this respect.

**Note 2:** A purchase by a Charity or Registered Social Landlord may qualify for 100% Stamp Duty Tax Relief – Applicants should consult their own advisors in this respect.

**Note 3:** There may be potential to add additional accommodation on the roof, subject to obtaining the necessary consents. Plans available from the Auctioneers.

**Note 4:** The Freeholder insures – current sum insured is **£5,969,354** and current premium is **£8,372.57**.



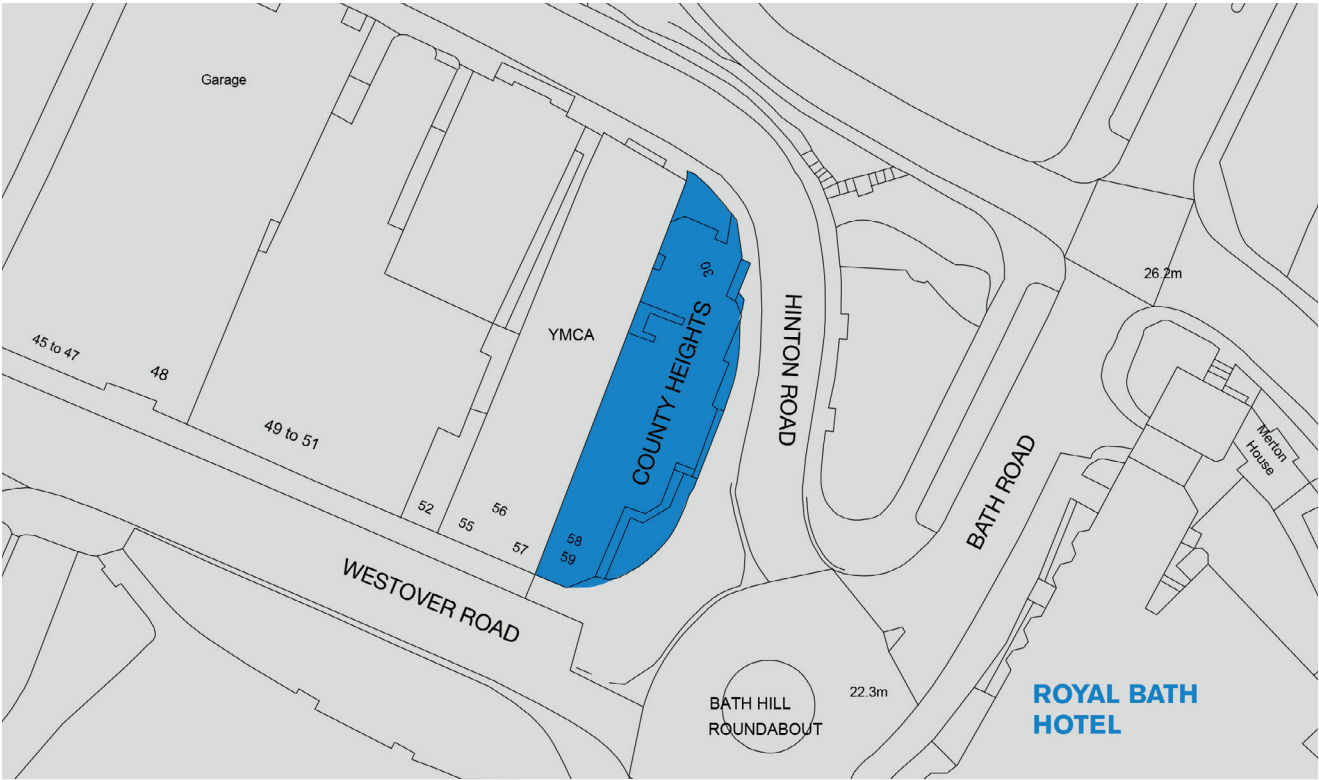
TENANCIES & ACCOMMODATION

(Relating to the sub-lettings of the 125 year leases of the 19 Self-Contained Flats)

Each flat has been refurbished to a high standard with independent Gas CH, & Entry-phone system and benefit from use of a new 4 person passenger lift.

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Flat 1 (Ground Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC	Individual	6 months from 14th February 2018	£7,980	AST. Holding over. £765 Rent Deposit held.
Flat 2 (Ground Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC	Individual	6 months from 20th March 2018	£7,200	AST. Holding over. £700 Rent Deposit held.
Flat 4 (Ground Floor)	Studio Room/Kitchen, Bathroom/WC	Individual	6 months from 1st August 2018	£7,500	AST. £675 Rent Deposit held.
Flat 5 (First Floor)	2 Bedrooms, Living Room/Kitchen, Bathroom/WC	Individual	6 months from 1st November 2018	£9,900	AST. £925 Rent Deposit held.
Flat 6 (First Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC	Individual	6 months from 7th November 2015	£7,800	AST. Holding over. £595 Rent Deposit held.
Flat 9 (First Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC	Individual	6 months from 1st January 2012	£7,200	AST. Holding over.
Flat 10 (First Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC	2 individuals	6 months from 22nd November 2016	£8,400	AST. Holding over. £750 Rent Deposit held.
Flat 11 (First Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC	Individual	6 months from 29th September 2018	£8,340	AST. £695 Rent Deposit held.
Flat 13 (Second Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC	2 individuals	6 months from 1st January 2014	£7,500	AST. Holding over.
Flat 14 (Second Floor)	2 Bedroom, Living Room/Kitchen, Bathroom/WC	Individual	6 months from 1st December 2017	£9,300	AST. Holding over. £850 Rent Deposit held.
Flat 17 (Second Floor)	Studio Room, Kitchen, Bathroom/WC	Individual	6 months from 10th February 2018	£7,140	AST. Holding over. £695 Rent Deposit held.
Flat 21 (Third Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC	Individual	6 months from 15th June 2018	£7,800	AST. £750 Rent Deposit held.
Flat 22 (Third Floor)	2 Bedrooms, Living Room/Kitchen, Shower/WC	Individual	6 months from 9th June 2018	£9,900	AST. £925 Rent Deposit held.
Flat 23 (Third Floor)	Studio Room/Kitchen, Bathroom/WC	Individual	6 months from 23rd August 2017	£7,500	AST. Holding over. £675 Rent Deposit held.
Flat 24 (Third Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC	Individual	6 months from 1st June 2018	£8,340	AST. £795 Rent Deposit held.
Flat 25 (Third Floor)	Studio Room/Kitchen, Bathroom/WC	Individual	6 months from 1st September 2018	£7,200	AST. £700 Rent Deposit held.
Flat 26 (Third Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC	Individual	6 months from 10th October 2018	£7,800	AST. £750 Rent Deposit held.
Flat 27 (Third Floor)	1 Bedroom, Living Room/Kitchen, Bathroom/WC	Individual	6 months from 4th April 2018	£8,340	AST. Holding over. £795 Rent Deposit held.
Flat 29 (Fourth Floor)	1 Bedroom, Living Room, Kitchen, Bathroom/WC plus Roof Terrace 27' x 10' with Sea View.	2 individuals	1 year from 22nd September 2018	£8,700	AST. £695 Rent Deposit held.
<div><div>▪ Flat 18 (1 Bed Flat) is under offer at £145,000.</div><div>▪ Flat 30 (2 Bed Flat) is under offer at £165,000.</div></div>				<div>Total: £153,840 plus Freehold Ground Rents from 30 Flats (£7,500)</div>	

View from roof terrace of Flat 29 towards seafront



**Vendor's Solicitors**

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