



SITUATION

Occupying a busy pedestrianised trading position, opposite **Savers** and close to **Poundland, Sainsbury's, Pizza Express, Ladbroke's, Barclays** and many others.

Poole is located approx. 30 miles south-west of Southampton, 5 miles west of Bournemouth and benefits from good road links via the A35 and Ringwood Road which links with the A31 and M27.

PROPERTY

Comprising a **Ground Floor Shop** with separate rear access via a front passageway to a **Self-Contained Flat** above. There is a rear service road via Prosperous Street.

VAT is NOT applicable to this Lot

FREEHOLD



The Property

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 17'4" Internal Width 15'6" Shop Depth 57'7" Built Depth 74'6" Sales Area Approx. 890 sq ft WC	D. T. Husband t/a Frontline (Army Surplus Store having 2 branches)	5 years from 27th May 2012 (In occupation for over 30 years)	£14,000	FRI (subject to a schedule of condition). Holding over. A new 10 year lease agreed (subject to contract) at £14,000 p.a. with review and break at end of year 5 awaiting signature.
First Floor Flat	3 Rooms, Kitchen, Bathroom/WC Plus Attic Room	Individual	1 year from 31st March 2014	£7,800	AST Holding over. £750 Rent Deposit held.
				Total: £21,800	

£21,800 per annum

The Surveyors dealing with this property are
John Barnett and Joshua Platt

Joint Auctioneers

Brickman Yale
Tel: 020 369 5640 Ref: Jonathan Brickman
Email: jbrickman@brickman-yale.co.uk

Vendor's Solicitors

OGR Stock Denton LLP
Tel: 020 8349 0321 Ref: Clive Waller
Email: cwaller@ogrstockdenton.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 £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page