



SITUATION

Close to the junction with Burnett Avenue, nearby a **Tesco Express** and amongst a host of local traders all serving the surrounding residential area. Christchurch is an attractive coastal town lying approx. 5 miles east of Bournemouth.

VAT is NOT applicable to this Lot

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to **2 Self-Contained Flats** at rear ground and first floor level. There is also front forecourt parking for 1 car.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 15'2" Internal Width 10'8" Built Depth 14'7" Kitchenette, WC	Blue Homes (Poole) Ltd (Property Developers)	5 years from 1st May 2019	£4,200	FRI – Law Society Lease
Rear Ground Floor Flat	Bedroom, Living Room/Kitchen, Shower/WC	Individual	125 years from 1st January 2017	£200	FRI Rent increases 10 yearly by RPI
First Floor Flat	Bedroom, Living Room/Kitchen, Bathroom/WC	Barton Estates UK Ltd	125 years from 1st January 2017	£150	FRI Rent increases 10 yearly by RPI
				Total: £4,550	

Note: In accordance with s.5A of the Landlord & Tenant Act 1987, Notices have been served on the lessees at £39,750 and they have not reserved their rights of first refusal.

£4,550 per annum

The Surveyors dealing with this property are
Jonathan Ross and Steven Grossman

Vendor's Solicitors

Aldridge Brownlee Solicitors LLP
Tel: 01202 526 343 Ref: Owen Baker
Email: owen.baker@absolicitors.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