



SITUATION

Occupying a prime trading position within this pedestrianised shopping centre, midway between Royal Arcade and Crown Walk which both provide access to the **Sovereign Shopping Centre** and Multi Storey Car Park, 3 doors from **Primark** and amongst a variety of multiples including **TSB**, **Costa Coffee**, **Caffé Nero**, and **Burtons**.

Boscombe is a suburb of the thriving coastal town of Bournemouth which benefits from good road communications with the A338 providing direct access to the A31 and the M27.

PROPERTY

A mid terrace building comprising a **Ground Floor Betting Shop** with separate front access to **5 Self-Contained Flats** on the upper floors. In addition, the property benefits from use of a rear service road for unloading.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Betting Shop	Gross Frontage 25'11" Internal Width 16'10" Shop Depth 85'3" Area Approx. 1,575 sq ft 3 WCs 1 Car Space	Done Brothers (Cash Betting) Ltd t/a Betfred (having over 1,600 branches)	15 years from 30th November 2007	£33,000	FRI
5 Flats	Not inspected	Individual	Each 150 years from 1st March 2010	£750	FRI
				Total: £33,750	

£33,750 per annum

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

Vendor's Solicitors

Bevan Kidwell LLP
Tel: 020 7843 1820 Ref: Simon Sullivan Vince
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The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'