



SITUATION

Located close to the junction with Salisbury Road in this established retail thoroughfare, close to **Waitrose** and **Domino's** and a host of independent traders.

Parkstone is a densely populated residential area situated 3 miles north-east of Poole town centre and 3 miles north-west of Bournemouth, enjoying good road access via the A35 and A338.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with separate rear access to a **Self-Contained Flat** on first and second floors. In addition, the property includes a hardstanding area for parking at the rear.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Internal Width 15'6" Shop Depth 27'0" WC	S. O. Ali (t/a Sivar's Barbers) (with Guarantor)	10 years from 29th September 2021	£8,500	FRI Rent Review 2027 £1,750 Rent Deposit held.
First & Second Floor Flat	Not inspected.	Individual(s)	From 11th July 1980 to 10th July 2179	Peppercorn	FRI
				Total: £8,500	

¹Not inspected by Barnett Ross. Measurements provided by Vendor.

£8,500 per annum

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

Vendor's Solicitors

Steele Raymond LLP

Tel: 01202 950 798 Ref: Kayleigh Medland

Email: kayleighmedland@steeleraymond.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'