



SITUATION

Occupying a prominent corner position on this established retail thoroughfare, nearby multiples such as **Dulux Decorator Centre**, **Asda Express**, **Best One** and a variety of independent retailers. Bournemouth Town Centre lies approx. 2 miles to the south-west. Charminster is a popular 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 semi-detached building comprising a **Ground Floor Corner Shop** with separate front access to a **Self-Contained 2 Bed Flat** on the first floor. The property includes a tarmac surfaced forecourt for parking approx. 2 cars.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: We understand that there is potential to convert the ground floor to residential use under permitted development rights, subject to obtaining possession.

Refer to the Auctioneers for indicative plans.

Note 2: Refer to the Auctioneers for the video tour of the Flat.



Interior of shop





TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 361–363 (Corner Shop)	Gross Frontage Internal Width narrowing at rear to Shop & Built Depth WC	Flowers at 166 Ltd (Florist)	5 years from 11th September 2020	£12,250	FRI The Tenant did not operate their 2023 Break. There is a £2,500 Rent Deposit held.
No. 361a (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx. 914 sq ft ¹	2 Individuals	1 year from 26th August 2024	£12,600	AST There is a £1,096.15 Rent Deposit held.
				Total: £24,850	

¹Area taken from EPC.

£24,850 per annum

The Surveyors dealing with this property are
Steven Grossman and Elliott Greene

Vendor's Solicitors
HCR Legal LLP
Tel: 01183 380 810 Ref: Philip Jacques
Email: pjacques@hcrlaw.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**