

Lot 14

7/7a New Parade, Hill View Road,
Ensburry Park, Bournemouth,
Dorset BH10 5BG

***Guide: £150,000**

Gross Yield 9.4%

In the same family ownership for over 15 years
6 week completion



SITUATION

Located at the junction with Coombe Avenue, opposite Hill View Primary School and within this established local shopping parade amongst a host of local traders serving the surrounding residential area, some 3 miles north of Bournemouth town centre.

Bournemouth is one of the South Coast's most popular Seaside Resorts with excellent road links via the A31 and A338 to the M27 and M3.

VAT is NOT applicable to this Lot

PROPERTY

A terraced property comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** at first floor level which benefits from uPVC double glazing and gas central heating. In addition, the property includes a **Rear Garden** and there is a rear service road.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 7 (Ground Floor Shop)	Gross Frontage 19'6" Internal Width 14'11" Shop & Built Depth 30'8" WC	A. Keeping (Barbers)	6 years from 4th March 2017	£5,049	FRI Holding Over. £777.44 Rent Deposit held.
No. 7a (First Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC GIA Approx. 520 sq ft	Individual	1 year from 28th June 2017	£9,000	AST Holding Over £700 Rent Deposit held.
				Total: £14,049	

£14,049 per annum

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

Vendor's Solicitors

Sherrards

Tel: 01727 832 830 Ref: Gregory Lunnion

Email: gpl@sherrards.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'

