



## SITUATION

Located within this neighbourhood parade serving the surrounding residential population, approximately 2 miles north of Poole town centre.

Poole lies approximately 5 miles west of Bournemouth and benefits from good road access via the A35 and A338.

## PROPERTY

Forming part of a retail parade comprising a **Ground Floor Shop**.

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	22'6"
Built Depth	47'0"
Area	Approx. 772 sq ft <sup>1</sup>
WC	

<sup>1</sup>Not inspected by Barnett Ross. Area taken from VOA

**VAT is NOT applicable to this Lot**

## TENURE

Leasehold for a term of 150 years from 23rd September 2005 (thus having approx. 129 years unexpired) at a fixed ground rent of £520 p.a.

## TENANCY

The property is let on a full repairing and insuring lease to **BSL02.Tanning Ltd and B. Tiller (as a Tanning Salon having 2 branches)** for a term of 16 years from 17th May 2024 at a current rent of **£14,000 per annum** exclusive.

**Rent Reviews 2028 & 4 yearly.**

**Tenant's Breaks 2030 & 2036.**



# Net Rent £13,480 p.a.

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

## Vendor's Solicitors

Sinclair's Solicitors  
Tel: 020 8202 8222 Ref: Ravi Lakhani  
Email: ravi@sinclairssolicitors.co.uk

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'**

