



SITUATION

Located at the busy junction with Holdenhurst Road and Christchurch Road (A35), close to such multiples as **Ladbrokes, Papa John's, Subway, Domino's** and **Betfred**.

Bournemouth Railway Station (CrossCountry and South Western Railway) is less than 1/2 mile distant.

Bournemouth is a popular seaside resort on the South Coast, approximately 25 miles south-west of Southampton.

PROPERTY

Forming part of a terraced property comprising a **Ground Floor and Basement Restaurant**.

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	19'0"
Internal Width	17'5"
widening at rear to	18'9"
Restaurant Depth	36'2"
Built Depth	70'10"
Restaurant Area	Approx. 650 sq ft
Kitchen/Prep Area	Approx. 390 sq ft
2 WCs	

Basement Restaurant

Seating Area	Approx. 370 sq ft
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VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from 29th June 1984 at a peppercorn ground rent.

TENANCY

The property is let on a full repairing and insuring lease to **KK-Cchin Sushi Bar Limited as a Sushi Bar** for a term of 10 years from 21st January 2020 at a current rent of **£17,850 per annum** exclusive **rising to £18,500 p.a. in January 2028.**

Note 1: The tenant did not action their January 2027 Break.

Note 2: There is an £8,500 Rent Deposit held.

£17,850 per annum

The Surveyors dealing with this property are
John Barnett and Rocco Kay

Vendor's Solicitors

Taylor Rose
Tel: 01733 796 651 Ref: James Swede
Email: james.swede@taylor-rose.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'**



Ground Floor Restaurant

