

## Christchurch

### 125/131 Purewell

### Dorset

### BH23 1EJ

- **Freehold Shop and Residential Ground Rent Investment**
- Comprises a parade of four shops and self-contained residential accommodation above
- VAT is not applicable
- Includes four flats, three of which have 64 years remaining on lease
- **Total Current Rents Reserved**  
**£18,754 pa**



#### Tenure

Freehold.

#### Location

Christchurch is an attractive coastal town with a population of some 41,000 located 5 miles east of Bournemouth. The town is served by the A337, A35 and A338, the latter providing a dual carriageway link to the A31 and M27 Motorway.

The property is located on Purewell, some 1.1 miles east of Christchurch town centre in a predominantly residential area.

Occupiers close by include the Rising Sun pub (adjacent), Rowlands Pharmacy (opposite), a Premier convenience store and a range of local traders.

#### Description

The property is arranged on ground and one upper floor to provide a parade of four shops with four self-contained flats above, all of which have been sold off.

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

#### Energy Performance Certificate

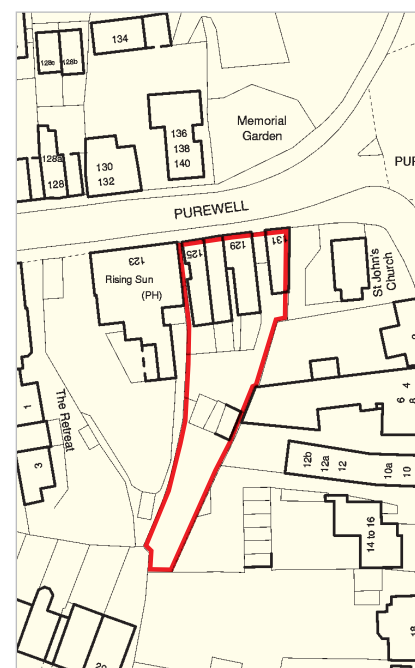
For EPC Rating please see website.

No.	Present Lessee	Accommodation (1)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
125	Mr and Mrs P Sandford (t/a British Chippy)	Ground Floor 24 sq m (259 sq ft)	10 years from 24.06.2007 IR & I	£4,900 p.a.	Reversion 2017
127	Mrs L James (t/a Classic Cuts)	Ground Floor 25 sq m (270 sq ft)	10 years from 01.07.2007 IR & I	£3,984 p.a.	Reversion 2017
129	Mr W Snyder (t/a Christchurch Florist)	Ground Floor 28 sq m (304 sq ft)	15 years from 30.06.2007 Rent review every 5th year IR & I	£4,020 p.a. rising to £4,800 from 30.06.2017	Reversion 2022
131	Rowlands Pharmacy (2)	Ground Floor 34 sq m (359 sq ft)	10 years from 24.06.2007 IR & I	£5,750 p.a.	Reversion 2017
125A	Individual	First Floor Flat	99 year lease from 1984	£25 p.a.	Reversion 2083
127A	Individual	First Floor Flat	99 year lease from 1984	£25 p.a.	Reversion 2083
129A	Individual	First Floor Flat	99 year lease from 1984 + 90 year extension	£25 p.a.	Reversion 2173
131A	Individual	First Floor Flat	99 year lease from 1984	£25 p.a.	Reversion 2083

(1) Not inspected by Allsop, areas provided by vendor.

(2) Currently sublet to Only Bungalows Estate Agents.

**Total £18,754 p.a.**



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