



## Tenure

Freehold.

## Location

Bournemouth, with a population of 155,000, is an important regional, commercial and resort town on the south coast located 32 miles west of Southampton. The town benefits from good communications, being located on the A35/A338 which leads to the A31 trunk road to the east of the town, which in turn connects to the M27 south coast motorway. The property is situated on the south side of the pedestrianised Old Christchurch Road, which forms part of the main retail thoroughfare in the town centre. Occupiers close by include Santander, Boots Chemist, Toni & Guy and Halifax amongst others.

## Description

The property is arranged on basement, ground and three upper floors to provide a ground floor shop with basement storage accommodation and self-contained residential accommodation above, which is accessed from the rear. The first floor provides a former office with consent for conversion to a studio flat. The second and third floors provide a two bedroom maisonette.

## VAT

VAT is not applicable to this lot.

## Planning

The first floor has permitted development rights for change of use to a studio flat. See [www.bournemouth.gov.uk](http://www.bournemouth.gov.uk) (App: 7-2015-2742-S). Floor plans are available on the Allsop website.

## Documents

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

## Energy Performance Certificate

For EPC Rating please see website.

## Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 81 Bournemouth**.

No./Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Eurochange Limited (2)	Gross Frontage 4.45 m (14' 7") Net Frontage 3.90 m (12' 9") Shop Depth 9.15 m (30' 0") Built Depth 11.75 m (38' 6") Basement 46.80 sq m (504 sq ft)	10 years from 24.03.2016 (1) Rent review every 5th year Effectively FR & I	£22,000 p.a.	Rent Review 2021
First Floor	Vacant	First Floor Office 39.30 sq m (423 sq ft) with permitted development rights for change of use to a studio flat			
Second and Third Floors	Vacant	Second and Third Floor Maisonette – 3 Rooms, Kitchen, Bathroom			

(1) There is a tenant break option on the seventh anniversary of the term.

(2) No. of Branches: 143. Website Address: [www.eurochange.co.uk](http://www.eurochange.co.uk)

For the year ended 30th June 2016, Eurochange Limited reported a turnover of £26.5m, a pre-tax profit of £7.09m, shareholders' funds and a net worth of £17.49m. (Source: Experian 21.04.2017.)

**Total £22,000 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms. C Davies, Nabarro LLP. Tel: 0114 279 4000 e-mail: [c.davies@nabarro.com](mailto:c.davies@nabarro.com)

# Bournemouth

## 98 Old Christchurch Road

### Dorset

### BH1 1LR

- **Freehold Shop and Residential Investment**
- Shop let to Eurochange Limited on a lease expiring in 2026 (1)
- Vacant first floor office with permitted development rights for change of use to a studio flat
- Vacant second/third floors providing a two bedroom maisonette
- Pedestrianised town centre location
- No VAT applicable
- Total Current Rents Reserved  
**£22,000 pa**  
**plus vacant upper floors**

**SIX WEEK COMPLETION AVAILABLE**

