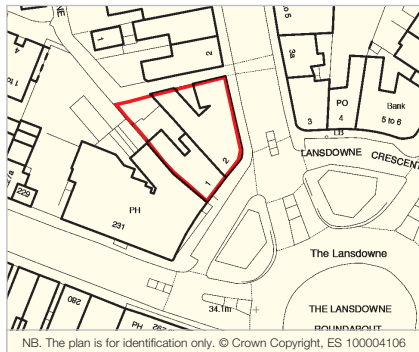


Bournemouth Lansdowne Court, 1-2 Lansdowne Crescent, 42 Christchurch Road, Dorset BH1 1RU

- **A Freehold End of Terrace Building**
- Arranged to provide Three Shop Units, Twelve Self-Contained Flats and One House
- Prominent location in Central Bournemouth
- Three Shop Units subject to Commercial Leases, Twelve Flats subject to Assured Shorthold Tenancies and House subject to a Tenancy
- Total Current Rent Reserved **£151,660 per annum (equivalent)**



To View

The property will be open for a final viewing on Tuesday 1st November at 12.30 p.m.

Seller's Solicitor

Messrs Hamlins LLP (Ref: Mark Hurst).
Tel: 0207 355 6024.
Email: mhurst@hamlins.co.uk

INVESTMENT – Freehold Block



Tenure

Freehold.

Location

The property is located on the north-west side of the Lansdowne roundabout, to the south of its junction with Lansdowne Lane, forming part of an established parade. Immediate local occupiers include KFC, Cliftons Estates Agents, WH Smith incorporating the Post Office and Barclays Bank. Further amenities are available in the area whilst the further facilities of Bournemouth town centre are also within reach. The area is popular with students of Bournemouth University. Rail services run from Bournemouth Station to the north whilst the coastline and beaches are to the south. There are a number of student campuses nearby, whilst Bournemouth University is about 2 miles to the north-west.

Description

The property comprises an end of terrace building arranged over part basement, ground and two upper floors. The ground floor is arranged to provide three shops, whilst the upper floors and rear ground provide a total of twelve flats. In addition, there is a house attached to the rear.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out opposite.

VAT

VAT is NOT applicable to this lot.

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

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



Building	Type	Unit/ Flat No.	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
1 Lansdowne Crescent	Shop	1	Ground	Gross Frontage 6.00 m (19' 8") Net Frontage 5.20 m (17' 1") Shop Depth (No access)	Let to Mr MDL Carter (t/a BMTH Pizza) for a term of 10 years from 17th December 2001 with previous rent reviews outstanding (holding over since December 2011)	£16,500 p.a.
2 Lansdowne Crescent	Shop	2	Ground	Gross Frontage to Lansdowne Road 4.70 m (15' 5") Net Frontage to Lansdowne Road 4.60 m (15' 1") Gross Splay 2.45 m (8' 0") Gross Return Frontage 5.50 m (18' 1") Net Return Frontage 4.70 m (15' 5") Shop Depth 11.60 m (38' 1") Built Depth 13.70 m (44' 11")	Let to Cirrus Marketing Ltd (t/a Mail Boxes etc) for a term of 5 years from 24th June 2013	£20,500 p.a.
				Gross Frontage 14.10 m (46' 3") Net Frontage 13.20 m (43' 4") Shop and Built Depth 7.25 m (23' 9") Basement 38.5 sq m (414 sq ft)		
	Shop	3	Basement and Ground		Let to Priority Cover Ltd (t/a Immaculate Chaos) for a term of 5 years from 1st December 2014 There is a tenant only option to break on 30th November 2017 upon 6 months' written notice	£18,000 p.a.
1A Lansdowne Crescent	Flat	2	Second	Kitchen through to Reception Room through to corridor with Two Bedrooms and Bathroom with WC and wash basin	Subject to an Assured Shorthold Tenancy for a term of 18 months from 30th October 2015	£6,840 p.a.
	Flat	1	First	Reception/Kitchen, Bedroom, Shower Room with WC/wash basin	Subject to an Assured Shorthold Tenancy for a term of 4 years from 5th July 2013	£6,540 p.a.
	Flat	2	First	Reception/Bedroom with Kitchen and Shower Room with WC/wash basin off	Subject to an Assured Shorthold Tenancy for a term of 3 years 6 months from 3rd September 2013	£5,400 p.a.
	Flat	3	Second	Reception/Kitchen, Bedroom, Shower Room with WC/wash basin	Subject to an Assured Shorthold Tenancy for a term of 4 years 7 months from 28th March 2013	£6,780 p.a.
Lansdowne Court (access from Lansdowne Lane)	Flat	4	Second	Reception/Bedroom with Kitchen and Shower Room with WC/wash basin off	Subject to an Assured Shorthold Tenancy for a term of 7 months from 17th June 2016	£5,640 p.a.
	Flat	1	First	Reception Room, Two Bedrooms, Kitchen, Bathroom with WC/wash basin and Shower	Subject to an Assured Shorthold Tenancy for a term of 10 months from 22nd September 2016	£7,800 p.a.
	Flat	2	First	Three Rooms, Kitchen, Bathroom with WC/wash basin, Shower Room with WC/wash basin	Subject to an Assured Shorthold Tenancy for a term of 2 years and 3 months from 2nd April 2015	£8,580 p.a.
	Flat	3	First	Reception Room, Kitchen, Bathroom, Shower with WC/wash basin	Subject to an Assured Shorthold Tenancy for a term of 3 years 1 months from 14th January 2014 (holding over)	£5,220 p.a.
	Flat	4	Second	Reception/Kitchen, Four Bedrooms (One with En-Suite Shower with WC/wash basin), Bathroom with WC/wash basin, Shower Room with WC/wash basin	Subject to an Assured Shorthold Tenancy for a term of 1 year 6 months from 6th May 2015	£10,200 p.a.
	Flat	5	First	Reception/Kitchen, Three Bedrooms, Two Shower Rooms with WC/wash basin	Subject to an Assured Shorthold Tenancy for a term of 1 year 6 months from 28th August 2015	£8,820 p.a.
	Flat	6	Second	Reception/Kitchen, Three Bedrooms, Two Shower Rooms with WC/wash basin	Subject to an Assured Shorthold Tenancy for a term of 3 years from 5th May 2014	£8,640 p.a.
	Flat	7	Ground	Reception/Kitchen, Two Bedrooms (each with En-Suite Shower Room with WC/wash basin), Separate WC/wash basin	Subject to an Assured Shorthold Tenancy for a term of 7 months from 18th March 2016	£7,020 p.a.
	House	The Cottage (access from Lansdowne Lane)	Ground	Reception Room, Bedroom, Bathroom with WC/wash basin		
			First	Two Bedrooms, Shower Room with WC/wash basin	Subject to a Tenancy for a term of 2 years 6 months from 14th November 2014	£9,180 p.a.