

# Bournemouth

## 631/633 Christchurch Road

### Dorset

### BH1 4AP

- **Freehold Shop and Residential Investment with Vacant Possession of One Flat**
- Pedestrianised town centre location opposite The Sovereign Shopping Centre
- Potential for redevelopment of the upper floor and rear, subject to planning consent
- Total Current Rents Reserved  
**£74,600 pa**

**SIX WEEK COMPLETION AVAILABLE**



#### 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 Christchurch Road in the heart of Bournemouth town centre, and directly opposite The Sovereign Shopping Centre. Occupiers close by include Sainsbury's supermarket (adjacent), Santander, Boots (opposite), Age UK, Costa Coffee, New Look and Primark, amongst many other multinationals and local traders.

#### Description

The property is arranged on ground and one upper floor to provide two separate ground floor shops with ancillary accommodation arranged over part first floor. The rest of the first floor comprises three self-contained flats. There is also an outbuilding and parking to the rear.

#### VAT

VAT is applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

For EPC Rating please see website.

#### Buyer's Premium

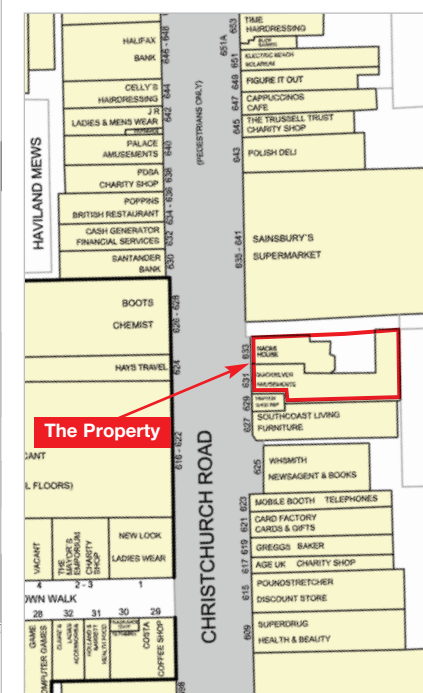
Buyers will pay 0.35% + VAT of the purchase price towards the seller's costs.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
631 Christchurch Road	RAL Ltd	Gross Frontage 6.25 m (20' 6") Net Frontage 5.40 m (17' 8") Shop Depth 18.35 m (60' 3") Built Depth 29.75 m (97' 7") First Floor 157 sq m (1,690 sq ft) Rear Store 42 sq m (452 sq ft) Rear Parking	25 years from 25.03.1992 Rent review every 5th year FR & I	£45,000 p.a.	Reversion 2017
633 Christchurch Road	Wessex Children's Hospice Trust (t/a Naomi House and Jack's Place)	Gross Frontage 6.35 m (20' 10") Net Frontage 5.45 m (17' 88") Shop Depth 19.55 m (64' 2") Built Depth 20.15 m (66' 2")	6 years from 31.07.2015 Rent review in 3rd year (1) FR & I subject to a Schedule of Condition	£17,000 p.a.	Rent Review 2018
Flat 1, 633 Christchurch Road	Vacant	First Floor Flat – 2 Rooms, Kitchen and Bathroom			
Flat 2, 633 Christchurch Road	Individuals	First Floor Flat – 3 Rooms, Kitchen and Bathroom	6 month Assured Shorthold Tenancy from 21.09.2013	£6,000 p.a.	Holding Over
Flat 3, 633 Christchurch Road	Individuals	First Floor Flat – 3 Rooms, Kitchen and Bathroom	6 month Assured Shorthold Tenancy from 01.11.2012	£6,600 p.a.	Holding Over

NB. The flats have not been inspected by Alltop.

(1) There is a tenant's break clause on 31st July 2018. If the Tenant does not break, a three month rent free period will be granted and the Seller will top this up on completion regardless.

**Total £74,600 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

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