

Bournemouth

117 Poole Road Westbourne Dorset BH4 9BG

- **Freehold Café and Residential Investment**
- Well located in this popular Dorset town
- Attractive period building providing a café with 3 x one bedroom flats let on Assured Shorthold Tenancies and a vacant flat
- No VAT applicable
- Shop Rent Review August 2016
- Total Current Rents Reserved
£26,160 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. Westbourne is a popular and prosperous suburb of Bournemouth situated just to the north-east of the town centre and close to the A338 trunk road. The property is situated on the south side of Poole Road (A35) which is the main shopping street in this popular town centre. Occupiers close by include Barclays Bank, HSBC, Marks & Spencer Simply Food, Pizza Express and Lloyds Bank. Two large Liverpool Victoria offices and a Barclays Wealth Office are also nearby. Pay & Display car parking is available nearby.

Description

The property is arranged on basement, ground and three upper floors to provide a unit presently used as a café together with 4 x one bedroom flats arranged in the basement and on the upper floors. The flats have an entrance at the rear.

Repair Works

The Vendor is undertaking remedial works to the roof and the third floor flat at the Vendor's expense. It is anticipated that these works will be completed before completion.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
117	RJ Taylor (t/a Piggies Café) (Ranked 60th out of 480 restaurants in Bournemouth on Trip Advisor)	Gross Frontage 6.65 m (21' 10") Net Frontage 6.00 m (19' 8") Shop Depth 9.45 m (31') Built Depth 11.10 m (36' 5")	5 years from 28.08.2013 Rent review every 3rd year FR & I	£9,000 p.a.	Rent Review August 2016
Basement Flat	Vacant	Basement Flat – Two Rooms, Kitchen, Bathroom			
Flat 1	Individuals	First Floor Flat – Two Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term of 1 year from 14.03.2015	£6,600 p.a.	Reversion March 2016
Flat 2	Individual	Second Floor Flat – Two Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy for a term of 1 year from 01.07.2014	£5,340 p.a.	Reversion June 2015
Flat 3	Individual	Third Floor Flat – Bedroom, Kitchen/Lounge and Shower Room	Assured Shorthold Tenancy for a term of 1 year from 01.08.2014	£5,220 p.a.	Reversion July 2015

Total £26,160 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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