

# Bournemouth

## 499 Christchurch Road

### Boscombe

### Dorset

### BH1 4AE

- **Freehold Shop and Residential Ground Rent Investment**
- Forms part of a local parade of shops opposite Boscombe Crescent
- No VAT applicable
- Total Current Rents & Licence Fee Reserved

**£7,125 pa**

**SIX WEEK COMPLETION AVAILABLE**



#### Tenure

Freehold.

#### Location

Boscombe is a popular suburb of Bournemouth which is approximately 1 mile to the west of Bournemouth Town Centre. The combined resident population is some 154,000, which increases substantially in the summer months. Boscombe has its own well established shopping area centred around Christchurch Road.

The property is situated on the south side of Christchurch Road opposite the Boscombe Crescent Public Gardens. Occupiers close by include Iceland, Premier Foods, Lloyds Pharmacy and many local occupiers.

#### Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop with six flats arranged across the upper floors which have been sold off. The flats are approached from an entrance at the front and there is rear access to the shop from Adeline Road.

#### 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	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
499	Philip Smith (t/a Rabbit Wolf Tattoo Studio)	Gross Frontage 5.95 m (19' 6") Net Frontage 4.85 m (15' 11") Shop Depth 10.20 m (33' 6") Built Depth 11.75 m (38' 6") Basement 32.5 sq m (350 sq ft)	A licence for a term of 6 months less one day from 01.01.2015 Tenant pays a £50 monthly insurance fee	£6,600 p.a.	
Flat 4	Individuals	Flat	99 years from 25.03.1989	£75 p.a.	Reversion 2088
Flat 5	Individuals	Flat	99 years from 25.03.1989	£75 p.a.	Reversion 2088
Flat 6	Individuals	Flat	99 years from 25.03.1989	£75 p.a.	Reversion 2088
Flat 7	Individuals	Flat	99 years from 25.03.1989	£75 p.a.	Reversion 2088
Flat 8	Individuals	Flat	Term of years expiring 2161 (1)	£150 p.a.	RPI Rent Review 2031
Flat 9	Individuals	Flat	99 years from 25.03.1989	£75 p.a.	Reversion 2088

(1) Original lease for 99 years from 1989 extended on 29th September 2011 for a further 150 years expiring 2161. Rent reviews to RPI every 20th year from 29th September 2011.

**Total £7,125 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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