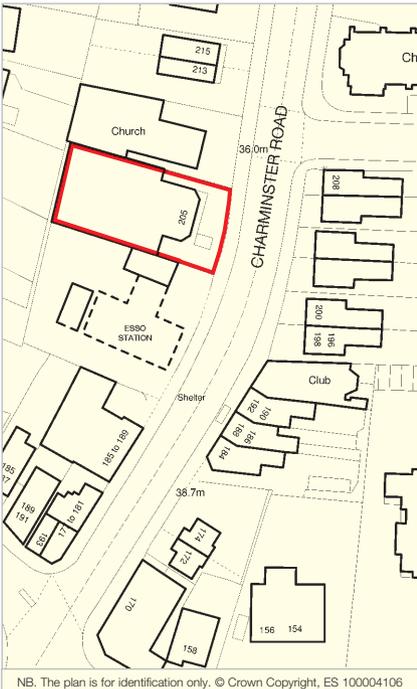


**Bournemouth**  
**203/205**  
**Charminster Road**  
**Dorset**  
**BH8 9QQ**

- **Freehold Roadside Investment**
- Comprises commercial premises of 797.0 sq m (8,579 sq ft) plus a flat
- Let to Kwik-Fit Properties Limited on a lease expiring 2030 with no breaks
- Lease guaranteed by Kwik-Fit Holdings Limited and sub let
- Rent Review 2020
- Current Rent Reserved  
**£61,150.21 pa**



**Tenure**  
Freehold.

**Location**

Bournemouth, with a population of 155,000, is an important regional, commercial and tourist centre 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 town also enjoys good rail communications with services to London (Waterloo), the West Country and the remainder of the South Coast.

The property is situated on the western side of Charminster Road (B3063) close to its junctions with Alma Road and Richmond Park Road. Occupiers close by include Enterprise Rent a Car and a BP Filling Station.

**Description**

The property is arranged in two interconnecting buildings. The front building is arranged on ground and first floor level to provide a ground floor reception area, storage and staff facilities, and a first floor flat that is accessed from the front. The rear building provides a workshop area which is accessed via a ramp to the front with basement storage below. The property benefits from customer car parking to the front.

The property provides the following accommodation and dimensions:

<b>Front Building</b>	<b>70.00 sq m</b>	<b>(754 sq ft)</b>
<b>First Floor Flat comprising 3 rooms, bathroom/WC and kitchen</b>		
<b>Rear Building</b>		
<b>Ground Floor</b>	<b>391.50 sq m</b>	<b>(4,214 sq ft)</b>
<b>Basement</b>	<b>335.50 sq m</b>	<b>(3,611 sq ft)</b>
<b>Total</b>	<b>797.00 sq m</b>	<b>(8,579 sq ft)</b>

**Tenancy**

The entire property is at present let to KWIK-FIT PROPERTIES LIMITED, guaranteed by Kwik-Fit Holdings Limited, for a term of 30 years from 28th December 2000 at a current rent of £52,748.71 per annum. There is a minimum increase to £61,150.21 per annum on 28th December 2015 and the Vendor will top up the rent passing on completion to reflect this. The lease provides for further rent reviews every fifth year of the term from 2020 and contains full repairing and insuring covenants. The property has been sub let and is now not occupied.

**Tenant Information**

Website Address: [www.kwik-fit.com](http://www.kwik-fit.com)  
For the year ended March 2013, Kwik-Fit Properties Limited reported a turnover of £156,000, a pre-tax profit of £263,000, shareholders' funds of £11,102,000 and a net worth of £11,102,000. (Source: riskdisk.com 04.06.2014.)

**Guarantor Information**

For the year ended March 2013, the guarantor reported a turnover of £638,000, a pre-tax profit of £633,000, shareholders' funds of £172,312,000 and a net worth of £172,312,000. (Source: riskdisk.com 04.06.2014.)

**VAT**

VAT is applicable to this lot.

**Documents**

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

**Energy Performance Certificate**

For EPC Rating please see website.

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** K Soobadoo Esq, Russell Cooke. Tel: 0208 789 9111 e-mail: [kieran.soobadoo@russell-cooke.co.uk](mailto:kieran.soobadoo@russell-cooke.co.uk)