



Rear Auction House



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 property is situated on the north side of the pedestrianised section of Old Christchurch Road at its junction with Dalkeith Steps. Occupiers close by include Whittard, Specsavers, Toni & Guy, Boots, Card Factory, Santander, Fat Face, Costa, Caffé Nero, Wilkinson and Lidl amongst other national and local traders.

Description

The property is arranged on ground and three upper floors to provide a ground floor banking hall with ancillary bank/staff accommodation at first floor level. The second and third floors comprise office/storage accommodation which are separately accessed from the rear via steps to the side. To the rear is a separate building which is presently used as an Auction House.

The property provides the following accommodation and dimensions:

Ground Floor	69.8 sq m	(751 sq ft)
First Floor Offices	54.3 sq m	(584 sq ft)
First Floor Ancillary	21.2 sq m	(228 sq ft)
Second Floor Offices	44.4 sq m	(477 sq ft)
Second Floor Store	16.6 sq m	(178 sq ft)
Third Floor Storage	30.8 sq m	(331 sq ft)

Total	237.1 sq m	(2,549 sq ft)
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Rear Auction House – Not inspected

NB. Areas provided by www.2010.voa.gov.uk
Not inspected by Allsop.

Tenancy

The entire property is at present let to TSB BANK PLC (t/a TSB) for a term of 99 years from 1st September 1937 at a rent of £33 per annum. The lease contains full repairing and insuring covenants. The rear auction room appears to be sublet.

Tenant Information

For the year ended 31st December 2013, TSB Bank plc reported a turnover of nil, a pre-tax profit of £74.5m, shareholders' funds and a net worth of £1.295bn. (Source: riskdisk.com 09.09.2014.)

VAT

VAT is applicable to this lot.

Buyer's Premium

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

Documents

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

Energy Performance Certificate

Range from EPC Rating 71–158 Bands C–G (Copies available on website).

Bournemouth

81A Old Christchurch Road Dorset BH1 1EW

- Freehold Ground Rent
- Comprises Bank, Offices and rear Auction Room
- Let to TSB Bank plc until 2036
- Pedestrianised Town Centre location
- Current Rent Reserved

£33 pa

**SIX WEEK COMPLETION
AVAILABLE**

