

# Bournemouth

## 71 Poole Road

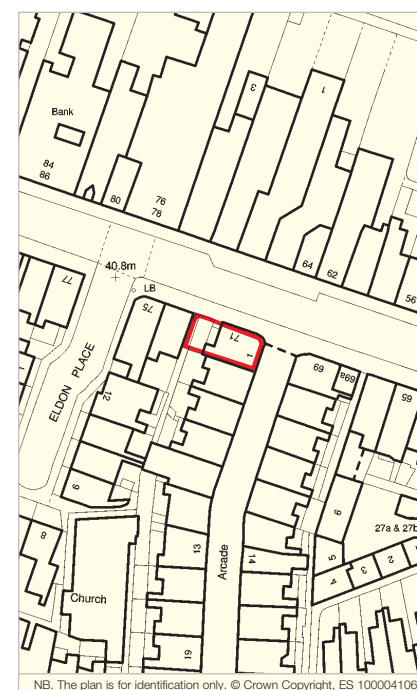
## Westbourne

## Dorset

## BH4 9BB

- **Attractive Freehold Shop and Ground Rent Investment**
  - **Affluent and busy suburban location**
  - **At entrance to Westbourne Arcade**
  - **Shop Rent Reviews from 2015**
  - **Total Current Rents Reserved**
- £29,810 pa**

**On the Instructions of Charitable Trustees**



**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 at the entrance to the Westbourne Arcade opposite Bang and Olufsen, in this affluent and busy neighbourhood. Occupiers close by include NatWest, Iceland, Fired Earth and Boots.

**Description**  
This Grade II Listed property is arranged on basement, ground and two upper floors to provide three shop units with basement, two of which are used together, and residential above that has been sold off on long leases.

**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)

**Viewings**  
Viewings are by appointment only, please e-mail your request with full contact details to [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 75 Bournemouth.**

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shops 1 and 2	Newmark Fashions Ltd (Lease guaranteed by Mrs S Lucy) t/a Zsa Zsa	Gross Frontage 9.0 m Net Frontage 8.1 m Shop Depth 7.2 m Built Depth 7.3 m Basement Store 35.65 sq m (383.75 sq ft)	7 years from 17.10.2011 Rent review in 5th year FR & I There is a tenants break clause in 2014	£21,000 p.a.	Rent Review 2016
Shop 3	Mr V Williams t/a Finishing Touches	Gross Frontage 3.7 m Net Frontage 2.55 m Ground Floor Basement Store 17.1 sq m (1) (184.07 sq ft)	10 years from 24.10.2010 Rent review in 5th year FR & I There is a tenants break clause in the 5th year	£8,750 p.a.	Rent Review 2015
Flats 1 and 2	Two individuals	First Floor and Second Floor – 2 Flats	Let on 2 similar leases for 99 years from 1981	£60 p.a.	Rent to increase to £150 in June 2014

(1) Areas taken from [www.2010.voa.gov.uk](http://www.2010.voa.gov.uk)

**Total £29,810 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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