

Bournemouth

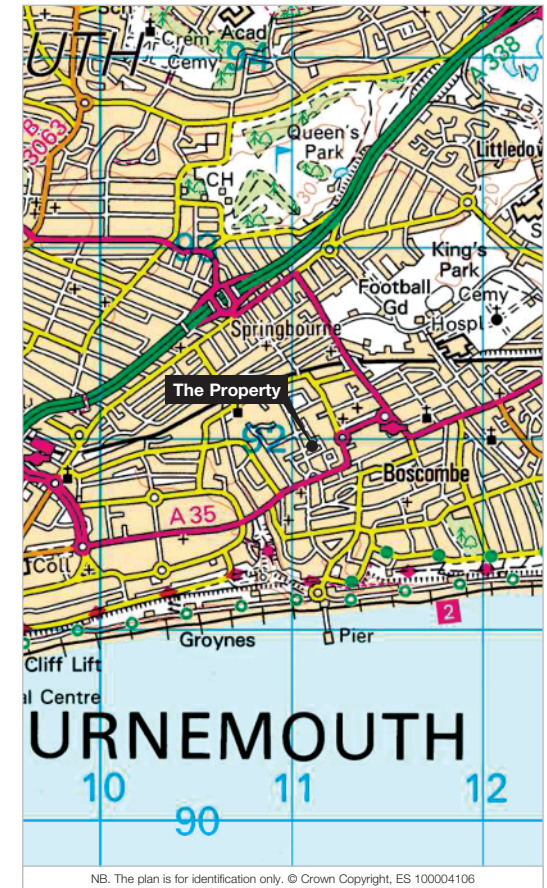
32 Grosvenor Gardens, Dorset BH1 4HH

- A Freehold Detached Building internally arranged to provide Housing in Multiple Occupation (HMO) Accommodation
- Comprising Nine Bedsit Accommodation and a Separate Self-Contained One Bedroom Flat
- The property is subject to Multiple Assured Shorthold Tenancies
- Current Rent Reserved
£33,716 per annum (equivalent)



Seller's Solicitor

Messrs Lacey's Solicitors (Ref: TJ).
Tel: 01202 557256.
Email: t.john@laceysolicitors.co.uk



Tenure
Freehold.

Location

Bournemouth is a south coastal resort town, lying approximately 107 miles south-west of central London, 32 miles west of Southampton and equidistant (5.7 miles) between Poole and Christchurch. With seven miles of sand, the area has traditionally been a popular holiday destination. Bournemouth University is located to the north of the town centre and provides a good source of tenants (18,200 students in 2014/15). The property is situated on the north side of Grosvenor Gardens, to the east of its junction with Walpole Road. An extensive range of shops and amenities can be found within the Sovereign Shopping Centre, approximately 0.4 miles away. Bournemouth Rail and Bus station is located approximately 1.2 miles west of the property.

The Wessex Way (A338) provides access in and out of central Bournemouth to the A31 and M3 Motorway. The entertainment facilities of Bournemouth Pier are approximately 1.8 miles away.

Description

The property comprises a semi-detached building (HMO) arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide (HMO) accommodation comprising ten bedsitting rooms and an independent one bedroom flat. The property is sold with the benefit of a licence for a House in Multiple Occupation by Bournemouth Borough Council until 26th January 2020. Licence No: 2015/1017.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Floor	Unit	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Ground	One Bedroom Self-Contained Flat	Reception Room, Bedroom, Kitchen, Bathroom	Subject to an Assured Shorthold Tenancy for a term of 45 months from 4th August 2006 (holding over)	£6,600 p.a.
Ground	Bedsit	Reception Room/Bedroom/Kitchen	Subject to an Assured Shorthold Tenancy for a term of 86 months from 11th January 2003 (holding over)	£3,900 p.a.
Ground	Bedsit	Reception Room/Bedroom/Kitchen	Vacant	—
First	Bedsit	Reception Room/Bedroom/Kitchen	Vacant	—
First	Bedsit	Reception Room/Bedroom/Kitchen	Subject to an Assured Shorthold Tenancy for a term of 6 months from 30th October 2012 (holding over)	£3,900 p.a.
First	Bedsit	Reception Room/Bedroom/Kitchen	Subject to an Assured Shorthold Tenancy for a term of 6 months from 11th March 2015 (holding over)	£3,848 p.a.
First	Bedsit	Reception Room/Bedroom/Kitchen	Subject to an Assured Shorthold Tenancy for a term of 6 months from 9th November 2015	£5,640 p.a.
First	Shower			
First	WC			
Second	Bedsit	Reception Room/Bedroom/Kitchen	Subject to an Assured Shorthold Tenancy for a term of 6 months from 23rd December 2014 (holding over)	£4,428 p.a.
Second	Bedsit	Reception Room/Bedroom/Kitchen	Subject to an Assured Shorthold Tenancy for a term of 6 months from 16th December 2015	£5,400 p.a.
Second	Bedsit	Reception Room/Bedroom/Kitchen	Vacant	—

INVESTMENT – Freehold Building

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.