

## Bournemouth

### Flat 1 Domino Court, 15 Cumnor Court, Dorset BH1 1JR

#### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 1st August 1986 (thus having approximately 70 years unexpired) at a current ground rent of £60 per annum.

The Vendor has agreed to serve a Section 42 Notice between exchange and completion at the buyer's request and expense. Please refer to the legal documents for further information

#### Location

The property is located in Bournemouth town centre, on the south side of Cumnor Road and to the west of its junction with Stratford Road. Stratford Road leads to Old Christchurch Road, to the south. The A338 is the main road out of Bournemouth and is located nearby to the north. An extensive range of shops is available along Old Christchurch Road. Bournemouth Rail Station is approximately 0.7 miles to the north-east. The open spaces of Bournemouth's Seafront and The New Forest National Park are nearby.

## A Leasehold Self-Contained Purpose Built First Floor Flat subject to an Assured Shorthold Tenancy

#### Description

The property comprises a self-contained first floor flat situated within a mid terrace building. The flat is accessed from the rear.

#### Accommodation

**First Floor** – Studio Room, Kitchen, Shower Room with WC and wash basin

#### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 25th November 2015 at a current rent of £495 per calendar month.

#### To View

The property will be open to view on Monday 8th and 15th and Thursday 11th February between 10.15 – 10.45 a.m.

#### Seller's Solicitor

Messrs Fresh Law (Ref: SH).  
Tel: 020 7495 1133.  
Email: info@freshlawsolicitors.co.uk

**Current Gross  
Rent Reserved  
£5,940 per  
annum  
(equivalent)**



**INVESTMENT –  
Leasehold Flat**

## Bournemouth

### 250 A & B Holdenhurst Road, BH8 8AY

#### Tenure

Freehold.

#### Location

Bournemouth is a south coastal resort town 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 south side of Holdenhurst Road, to the east of its junction with Windham Road. Local shops and amenities can be found along Holdenhurst Road, with further and more extensive facilities, including Bournemouth Rail and Bus Station being located approximately 0.5 miles south-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 1.3 miles away.

## A Freehold Terrace Building internally arranged as a House in Multiple Occupation (HMO) comprising Four Bedsitting Rooms and Three Self-Contained Flats. Two Flats and Two Bedsitting Rooms subject to Assured Shorthold Tenancies and One Flat and Two Bedsitting Rooms Vacant.

#### Description

The property comprises a mid terrace building arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide a House of Multiple Occupation (HMO) comprising four bedsitting rooms and three self-contained studio flats. The property benefits from a rear garden. The property is sold with the benefit of a licence for a House in Multiple Occupation by Bournemouth Borough Council until 12th June 2019. Licence No: 14/0924.

#### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out opposite.

#### Seller's Solicitor

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

**Total Current Rent  
Reserved  
£21,060 per annum  
(equivalent) from two  
flats and two bedsits,  
remainder vacant**

**INVESTMENT –  
Freehold House**



Floor	Unit	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
Ground	Studio	Reception Room/Bedroom/Kitchen, Shower/WC	Vacant	–
Ground	Bedsit	Reception Room/Bedroom/Kitchen	Vacant	–
Ground	Bedsit	Reception Room/Bedroom/Kitchen	Vacant	–
First	Studio	Reception Room/Bedroom/Kitchen, Shower/WC	Subject to an Assured Shorthold Tenancy for a term of 40 months from 6th April 2009 (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 21st September 2015	£4,680 p.a.
First	Bedsit	Reception Room/Bedroom/Kitchen	Subject to an Assured Shorthold Tenancy for a term of 6 months from 13th August 2015	£6,240 p.a.
First	Communal	Shower Room/WC		
Second	Studio	Reception Room/Bedroom/Kitchen, Shower/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 8th April 2013 (Holding over)	£6,240 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. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://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.