

Boscombe

577 Christchurch Road Bournemouth BH5 4AW

- **Prominent Freehold Restaurant Investment**
- To be let to Cascade Caterers Ltd (trading as KFC)
- New 20 year lease without breaks
- Attractive building in a prominent corner location
- Pedestrianised town centre position
- Ground rent on the upper floors (2)
- VAT not applicable
- Restaurant Rent Review 2017
- Current Rent Reserved
£45,000 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 property is located in Boscombe, a seaside suburb of Bournemouth, in a prominent pedestrianised location on Christchurch Road, the main retail thoroughfare, at the junction with Sea Road. No. 577 Christchurch Road is situated within a Conservation Area. Occupiers close by include McDonald's, The Post Office (opposite), Caffè Nero, Coral, British Heart Foundation, Subway, William Hill and Nationwide.

Description

The property is arranged on basement, ground and three upper floors to provide an attractive unit trading as KFC on the majority of the ground floor with ancillary accommodation in the basement. The rear of the ground floor fronting Sea Road and the upper floors are let on a long lease and have planning permission for ten flats. This interest will be included in our Residential Auction to be held on 1st November (2).

VAT

VAT is not applicable to this lot.

Documents

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

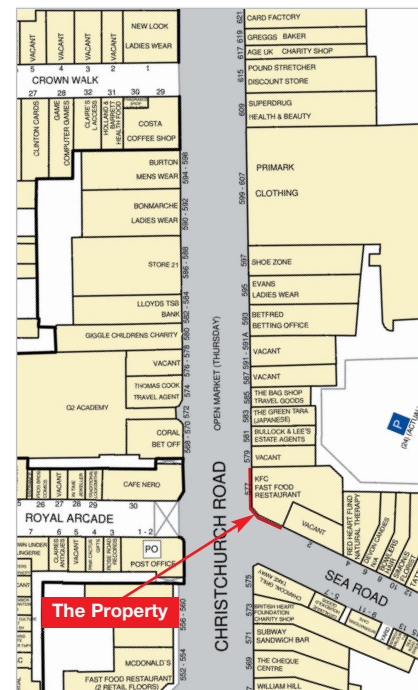
Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk
In the subject box of your e-mail, please ensure that you enter
Lot 128 Boscombe.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground and Basement	Cascade Caterers Ltd (1) (t/a KFC)	Gross Frontage 38.34 m Return Net Frontage 15.38 m Shop Depth 8.38 m Built Depth 14.86 m	(125' 8") (50' 5") (27' 5") (48' 8")	20 years from completion Rent review every 5th year FR & I	£45,000 p.a. Rent Review 2017
First, Second and Third Floors (2)	European Equities plc	First, Second & Third Floors – Accommodation with Residential Planning	125 years from 25.03.2007	Peppercorn	Reversion 2132

- (1) We understand the tenant operates 25 KFC franchises. For the year ended 30th November 2011, Cascade Caterers Limited reported a turnover of £21.281m, a pre-tax profit of £466,707 and shareholders' funds of £1.172m.
(Source: Company accounts)
- (2) The upper floors will be offered in our 1st November Residential Auction (Ref. SG)

Total £45,000 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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