

# Bournemouth

## Units 2 & 3

### The Stables

#### 35/37 Withermoor Road

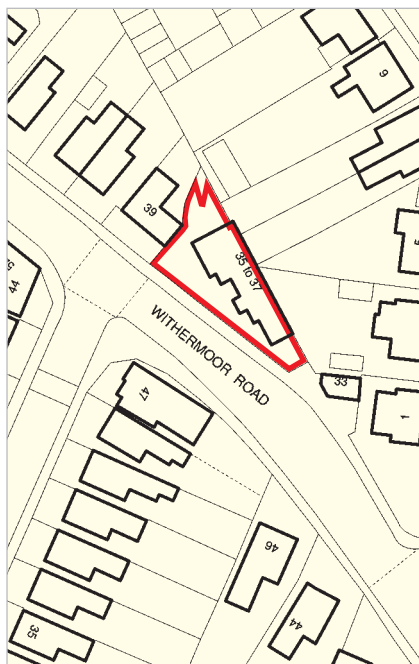
#### Winton

#### BH9 2NU

- Freehold Motor Trade and Office Investment
  - Workshop/garage and self-contained offices
  - Asset management opportunity
  - Reversions 2016
  - Total Current Gross Rents Reserved
- £10,428 pa**

On the instructions of J Gershinson FRICS and L Brooks MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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**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 town also enjoys good rail communications with services to London (Waterloo), the West Country and the remainder of the south coast. In addition there is an airport at Southampton providing some international services. The property is situated in Winton, a suburb of Bournemouth, one mile from the town centre. Withermoor Road runs west from Wimbourne Road, which provides a wide range of shopping facilities for Winton, between the junctions with Kemp Road and Osbourne Road. Occupiers close by include a variety of light industrial, warehouse and local retail occupiers.

### Description

The property is arranged on ground and one upper floor to provide a ground floor workshop/garage and lock-up together with self-contained offices above.

### VAT

Please refer to the Special Conditions of Sale.

### Planning

The property may lend itself to change of use and redevelopment subject to obtaining all the necessary consents. All enquiries should be made to the local authority.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 117 Bournemouth.**

No.	Present Lessee	Accommodation	Lease Terms	Current Gross Rent £ p.a.	Next Review/ Reversion	
Unit 2	Clay Motors with guarantor from D Bircumsham	Part Ground Floor Workshop	41.77 sq m (450 sq ft)	On a lease from 01.02.2011 to 31.01.2016	£6,528 p.a. (1)	Reversion 2016
Unit 3	Complete Energy UK Ltd	First Floor Offices & Part Ground Lockup	41.03 sq m (442 sq ft)	On a lease from 01.09.2011 to 01.08.2016	£3,900 p.a. (1)	Reversion 2016

(1) The rent is inclusive of rates, repairs, insurance and services.

**Total £10,428 p.a. (1)**

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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