

Bournemouth

1144-1148
Christchurch Road
Boscombe
Dorset
BH7 6DY

- **Virtual Freehold Coffee Shop Investment**
- Let on a lease expiring 2027
- Rent Review 2022
- Triple shop unit let to The Bournemouth Coffee Company Ltd (t/a Costa Coffee)
- Current Gross Rent Reserved
£23,000 pa



NB. The plan is for identification only. © Crown Copyright, ES 100004106



Tenure

Leasehold. Held for a term of 999 years from 2006 at a current ground rent of £1 per annum.

Location

Bournemouth, with a population of 155,000, is an important regional, commercial and resort town 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 on the north side of Christchurch Road (A35) some 3 miles east of central Bournemouth and 2 miles from central Christchurch.

Occupiers close by include Ladbrokes, Halfords, Post Office, Tesco and Premier Store amongst other local occupiers.

Description

The property is arranged on ground floor only to provide a triple unit, recently fitted out as a coffee shop.

The property provides the following accommodation and dimensions:

Gross Frontage	18.40 m	(60' 4")
Net Frontage	15.80 m	(51' 10")
Shop and Built Depth	9.25 m	(30' 4")
Ground Floor	138.90 sq m	(1,495 sq ft)

Tenancy

The property is at present let to THE BOURNEMOUTH COFFEE COMPANY LTD (t/a Costa Coffee) for a term of 10 years from 20th March 2017 at a current rent of £23,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

For the year ended 30th June 2017, The Bournemouth Coffee Company Ltd did not report a turnover or a pre-tax profit. They reported a net worth and shareholders' funds of £188,673. (Source: Experian 30.05.2018.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.