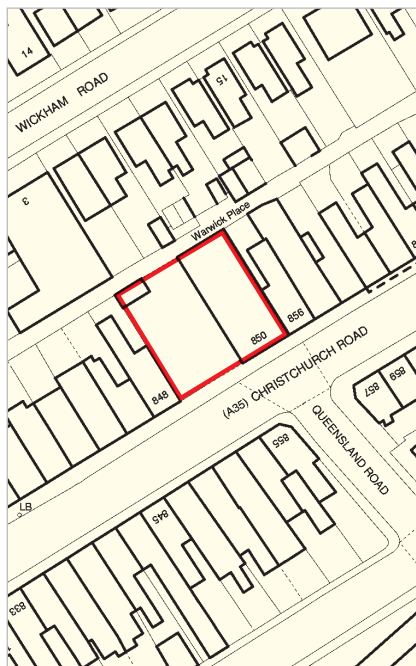


Bournemouth

850, 852 and 854
Christchurch Road
Dorset
BH7 6DQ

- Freehold Motor Trade Investment and Development Opportunity
 - Fronting A35 Main Road
 - Let to Kwik-Fit Properties Ltd
 - Guarantee from Kwik-Fit Holdings Ltd
 - Lease expiring 2027 (no breaks)
 - Future development opportunity (1)
 - Rent Review 2017 (outstanding)
 - Current Rent Reserved
- £34,778.22 pa**

SIX WEEK COMPLETION AVAILABLE



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



Tenure

Freehold.

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 Main Road), opposite the junction with Queensland Road. Occupiers close by include a variety of local traders.

Description

This end of terrace property is arranged on ground and one upper floor to provide an MOT and tyre centre with 5 bays, reception and ancillary accommodation above. The property benefits from a large surfaced car park (approximately 320 sq m) to the side fronting each bay.

The property provides the following accommodation and dimensions:

Ground Floor	222.60 sq m	(2,396 sq ft)
First Floor	183.00 sq m	(1,970 sq ft)
Total	405.60 sq m	(4,366 sq ft)

Site Area 0.06 Hectares (0.148 Acres)

Tenancy

The entire property is at present let to KWIK-FIT PROPERTIES LTD with guarantee from Kwik-Fit Holdings Ltd for a term of 30 years from 22nd December 1997 at a current rent of £34,778.22 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

Tenant Information

Kwik Fit are experts in automotive repair including tyres, MOT testing, car servicing, exhausts, brakes and air-con. They are the leading fast-fit supplier of tyres in the country and carry stocks of over 600,000 products in over 600 centres (Source: kwik-fit.com). For the year ended 31st March 2017, Kwik-Fit Holdings Ltd reported a nil turnover, a pre-tax profit of £15,000 and shareholders' funds and a net worth of £28.55m. (Source: riskdisk.com 05.01.2018.)

Planning (1)

The whole site may benefit from future redevelopment subject to obtaining all the necessary consents. All enquiries should be referred to the local authority.

VAT

Please refer to the special conditions of sale.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be two block viewings held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 78 Bournemouth**.

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

Seller's Solicitor D Connick Esq, Philip Ross. Tel: 0207 596 8513 e-mail: david.connick@philipross.com