

Bournemouth

100 Castle Lane West Dorset BH9 3JU

- **Freehold Shop Investment**
- Let to Coral Estates Limited (guaranteed by Coral Racing Limited)
- Lease expires 2027 without breaks
- Situated in a popular parade of shops
- Rent Review 2016 to a minimum of £10,929 pa.
- Current Rent Reserved
£9,600 pa

**SIX WEEK COMPLETION
AVAILABLE**



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 situated on the northern fringe of Bournemouth, some 4 miles from the town centre. Castle Lane West forms part of the A3060 and the property forms part of a parade of shops serving the surrounding residential neighbourhood.

Occupiers close by include PDSA Pet Hospital, Kwik-Fit, and other local occupiers.

Description

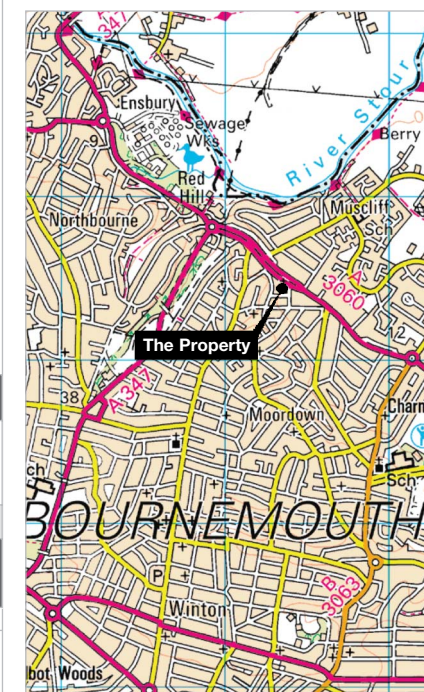
The property forms the right hand unit of the two units occupied by coral and is arranged on ground and one upper floor to provide a shop fitted out in Coral's corporate style together with a self-contained flat on the first floor. The flat is approached from the rear. The property forms part of a larger branch the other half of which is not included within the sale.

VAT

VAT is not applicable to this lot.

Documents

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



| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|------|---|---|--|------------------------|---------------------------|
| Shop | Coral Estates Limited (Guaranteed by Coral Racing Limited) (1) | Gross Frontage 5.60 m Net Frontage 4.30 m Shop Depth (max) 9.852 m Built Depth (max) 15.75 m | (18' 5") (14') (32' 4") (51' 8") 16 years from 28.08.12 Minimum increase at 1st review to £10,929 p.a. FR & I | £9,600 p.a. | Rent Review 2016 |
| Flat | Individual | First Floor – Two Rooms, Kitchen and Bathroom | 125 years from 01.08.2002 | Peppercorn. | Reversion 2127 |

No. of Branches: 1,600. Website Address: www.coral.co.uk For the year ended 25th September 2010, Coral Estates Limited reported a turnover of £39.278 million, a pre-tax profit of £7.159 million and a net worth of £1.075 million. (Source: ICC Information Limited 12.06.12.)

Total £9,600 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

Seller's Solicitor Honey Dave, Vymans Solicitor. Tel: 0208 427 9080 Fax: 0208 427 9050 e-mail: honey.dave@vyman.co.uk