

## Bournemouth 75/77 Charminster Road Charminster Dorset BH8 8UE

- **Freehold Shop and Residential Investment**
- Lease expires 2021
- Includes three bedroom flat above
- Rent Review 2011

### On the Instructions of the Executors

**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. Charminster is a suburb of Bournemouth located 1 mile to the north-west of the town centre with Charminster Road providing a wide variety of mainly local retail and restaurant/takeaway operators. The property is situated on the north side of Charminster Road, close to its junction with Malmesbury Park Road.

**Current Rent Reserved**  
**£15,000 pa**

Occupiers close by include Tesco Express, Coral, Premier and a Post Office.

#### Description

The property is arranged on ground and one upper floor to provide a ground floor shop unit together with a self-contained three bedroom flat above which is separately accessed from Charminster Road.

The property provides the following accommodation and dimensions:

Gross Frontage	6.80 m	(22' 3")
Net Frontage	4.50 m	(14' 9")
Shop Depth	8.50 m	(27' 10")
Built Depth	15.50 m	(50' 10")
First Floor – 4 Rooms, Bathroom & Separate WC		

#### Tenancy

The entire property is at present let to T H KIM for a term of 15 years from 19th December 2006 at a current rent of £15,000 per annum, exclusive of rates.

#### Seller's Solicitor

J Bar Esq, Preston Redman Solicitors.  
Tel: (01202) 292424 Fax: (01202) 552758.  
E-mail: jwb@prestonredman.co.uk

#### Joint Auctioneer

P Wright Esq, Sibbett Gregory.  
Tel: (01202) 661177 Fax: (01202) 665435.  
E-mail: phillip@sibbettgregory.com



The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The Vendors hold a rent deposit of £3,750 which will be released at the first rent review.

#### VAT

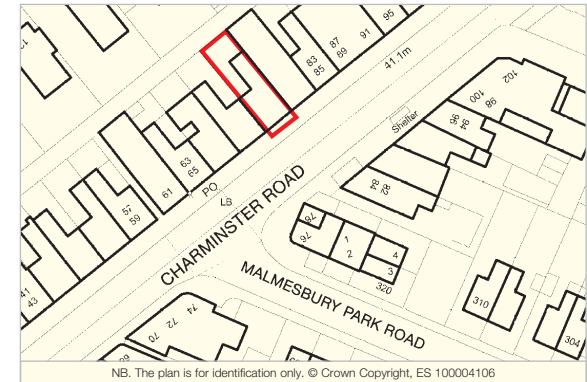
VAT is not applicable to this lot.

#### Documents

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

#### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allso.co.uk](mailto:viewings@allso.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 119 Bournemouth**.



## Poole 20 Station Road Parkstone Dorset BH14 8UB

- **Freehold Office Investment**
- 187 sq m (2,013 sq ft) office accommodation let until 2023
- Affluent Poole suburb
- Overlooking Parkstone Park
- Rent Review 2013

### On the Instructions of the Executors

**Tenure**  
Freehold.

#### Location

Poole is a prosperous Dorset town, which forms part of the South Coast Metropole area and has a population of some 130,000. The town lies approximately 36 miles south-west of Southampton and 5 miles west of Bournemouth. The town is located on the A350/A3049, with the M27 motorway lying approximately 22 miles north-east with access via the dual carriageway (A31/A348). Poole has the benefit of a direct rail service from London (Waterloo) as well as connections to Basingstoke, Southampton (Central) and other south coast stations. Parkstone is an affluent suburb of Poole lying 1½ miles to the east of the town centre. The property is situated on the south side of Station Road close to its junction with Commercial Road (A35) and overlooking Parkstone Park. Occupiers close by include Spar, Lloyds Pharmacy, A Plan and a variety of local traders.

**Current Rent Reserved**  
**£14,000 pa**

#### Description

The property is arranged on ground and two upper floors to provide a ground floor former solicitors' office with additional office accommodation on the first and second floors above which is accessed from a separate entrance on Station Road.

The property provides the following accommodation and dimensions:

Gross Frontage	6.70 m	(22')
Net Frontage	3.65 m	(11' 11")
Ground Floor	69.7 sq m	(750 sq ft)
First Floor	81.5 sq m	(877 sq ft)
Second Floor	35.8 sq m	(386 sq ft)
Total	187.0 sq m	(2,013 sq ft)

#### Tenancy

The entire property is at present let to WILLIAM RICHARDS LTD, with two personal guarantors, for a term of 15 years from 11th March 2008 at a current rent of £14,000 per annum, exclusive of rates. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The lease contains a mutual option to break after 7 years and 6 months on 6 months' notice. The tenants are not in occupation. The Vendors hold a rent deposit of £3,500. We understand the first and second floors have been sub-let for 3 years from 6th July 2009 at £5,500 per annum.

#### Seller's Solicitor

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