



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 north side of Old Christchurch Road close to the junction with Stafford Road in an established leisure area. Occupiers close by include a variety of bars, nightclubs, restaurants and local retail traders.

Description

The property is arranged on ground and four upper floors to provide a convenience store on the ground floor, first and second floor self-contained offices and 6 self-contained flats on the third and fourth floors.

There is a communal entrance to the front for access to the upper floors. The rear car park, with space for 8 cars, also provides rear access to the upper floors.

Planning (1)

The first and second floor offices may be suitable for residential conversion under permitted development rights subject to obtaining all the necessary consents. All enquiries should be made to the local authority. Tel: 01202 451323.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

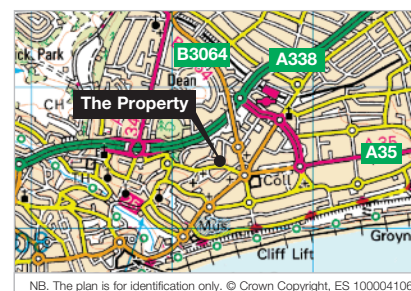
Bournemouth

189-193 Old Christchurch Road Dorset BH1 1JU

- **Freehold Shop and Residential Investment**
 - Shop let to Smile Stores Ltd (part of Martin McColl Retail Ltd)
 - Shop lease expires 2023 (no breaks)
 - 6 self-contained flats
 - Vacant offices with potential for residential conversion (1)
 - Shop Rent Review 2018
 - Total Current Rents Reserved
- £61,000 pa**
plus Vacant Flat and Offices

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

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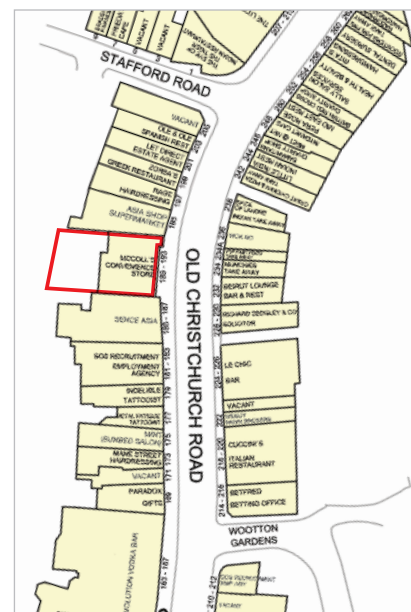
No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
189/193	Smile Stores Ltd (1) (t/a McColl's)	Gross Frontage 13.76 m (45' 2") Net Frontage 12.60 m (41' 4") Shop Depth 11.74 m (38' 6") Built Depth 15.27 m (50' 2")	25 years from 11.05.1998 to 10.05.2023 Rent review every 5th year IR & I	£32,500 p.a.	Rent Review 2018
189/193 Offices	Vacant	First and Second Floor Offices 347.64 sq m (3,742 sq ft) (2)			
Flat 1, 189/193	Mr L Adams	Second Floor Flat comprising 3 Rooms, Kitchen & Bathroom (3)	1 year from 01.09.2013 to 31.08.2014	£5,700 annualised	Reversion 2014
Flat 2, 189/193	Mr F Alam & Miss L Milatova	Second Floor Flat comprising 3 Rooms, Kitchen & Bathroom (3)	1 year from 18.08.2013 to 17.08.2014	£6,300 annualised	Reversion 2014
Flat 3, 189/193	Vacant	Second Floor Flat comprising 2 Rooms, Kitchen & Bathroom (3)			
Flat 4, 189/193	Mr M & Mrs I Smith	Third Floor Flat comprising 3 Rooms, Kitchen & Bathroom (3)	1 year from 05.12.2012 to 04.12.2013	£5,400 annualised	Holding over
Flat 5, 189/193	Ms D Worton	Third Floor Flat comprising 3 Rooms, Kitchen & Bathroom (3)	1 year from 22.06.2013 to 21.06.2014	£5,400 annualised	Reversion 2014
Flat 6, 189/193	Mr Z Benedek	Third Floor Flat comprising 2 Rooms, Kitchen & Bathroom (3)	1 year from 30.11.2012 to 29.11.2013	£5,700 annualised	Holding over

(1) For the year ended 25th November 2012, Smile Stores Ltd reported a turnover of £57,221m, a pre-tax profit of £1.7m, shareholders' funds of £11,987m and a net worth of £3,366m. The ultimate holding company, although not party to the lease, is Martin McColl Retail Ltd. (Source: riskdisk.com 24.04.2014.)

(2) Floor areas taken from the Valuation Office Agency website: www.voa.gov.uk

(3) Not inspected by Allstop. Flat accommodation taken from previous valuation reports provided to the Receivers.

Total £61,000 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

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