

Bournemouth

84/86 Poole Road Westbourne BH4 9DZ

- Freehold Bank and Residential Ground Rent Investment
- Ground floor and basement let to National Westminster Bank plc on a lease expiring in 2025
- Well located in this prosperous town
- The main town centre car park is immediately to the rear
- Bank Rent Review 2015
- Current Rent Reserved **£51,050 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Bournemouth, with a population of 155,000, is an important commercial and tourist centre on the south coast. Westbourne is one of the most affluent suburbs of Bournemouth situated just to the west of the town centre.

The property is situated in an excellent trading position on Poole Road which is the principal shopping street in this popular and fashionable town centre. The main town centre car park is to the rear and is accessed via the thoroughfare adjacent to the property. Occupiers close by include Multiyork, Bang & Olufsen, Boots, Fired Earth, Scrivens, Greggs, Lloyds TSB, Starbucks and Iceland. A Marks & Spencer Simply Food Store is also nearby on Seamount Road.

Description
The property is arranged on basement and ground floor to provide a large banking hall with offices, staff accommodation and safe room to the rear and further storage and safe rooms in the basement.

There are 7 flats above which have been sold on a long lease. There is a large car park at the rear with space for 11 cars.

VAT
VAT is not applicable to this lot.

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

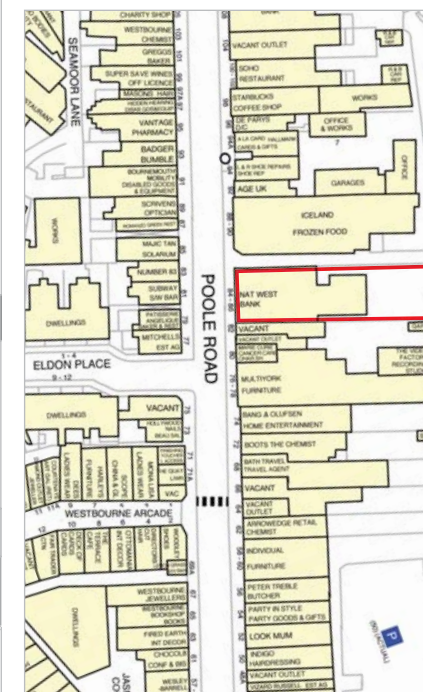
Viewings
Block viewings will be arranged. Photo identification will be required on the day. Please e-mail your viewing request with full contact details to viewings@allsoop.co.uk
In the subject box of your e-mail, please ensure that you enter **Lot 1 Bournemouth.**



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement & Ground	National Westminster Bank plc (1)	Gross Frontage 15.15 m (49' 8") Shop Depth 11.35 m (37' 3") Built Depth (approx) 27.25 m (89' 5") Basement 47.66 sq m (513 sq ft) Ground Floor 135.50 sq m (1,459 sq ft) Ground Floor Offices/Staff/Storage 141.50 sq m (1,523 sq ft) Total 324.66 sq m (3,495 sq ft)	20 years from 28.07.2005 Rent review every 5th year Effectively FR & I as to the demise by way of service charge	£51,000 p.a.	Rent Review August 2015
Upper Floors	Poole Road Property Ltd	Upper Floors – 7 Flats	125 years from 20.03.2010 Effectively FR & I by way of service charge	£50 p.a.	Reversion 2135

(1) Website Address: www.natwest.com
Areas provided by the Vendor.

Total £51,050 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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