

95 Old Christchurch Road,
Bournemouth, Dorset BH1 1EP
 Freehold Retail and Residential Investment

Lot 30

£44,518.75 per annum
 exclusive



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
95	Ground Basement	Retail Ancillary	41.9 sq m (451 sq ft) 57.2 sq m (615 sq ft)	INDIVIDUALS t/a Bond's Gentleman's Barbershop (1)	6 years from 25/03/2014	£17,000	(24/03/2020)
95a	Ground	Retail	51.1 sq m (550 sq ft)	KANOO TRAVEL LIMITED t/a Kanoo Foreign Exchange (2)	10 years from 25/12/2014	£27,518.75	25/12/2019 (24/12/2024)
First, Second, Third & Fourth		Residential	Five Flats	OLD CHURCH ROAD LLP	999 years from 25/12/2002	Peppercorn	(24/12/3001)
Total Commercial Area:			150.2 sq m (1,616 sq ft)			£44,518.75	

- (1) Bond's is a flagship barber shop headed up by the country's first qualified master barber. Source: bondsbarbershop.co.uk 12/06/2017). The tenant did NOT exercise their March 2017 break option.
- (2) For the year ending 31st December 2015, Kanoo Travel Limited reported a turnover of £6,680,462, pre-tax profits of £26,147 and a total net worth of £2,607,596 (Source: Experian Group Date 12/06/2017). An American Express franchise partner, the family owned Kanoo Travel Group is the largest travel company in the Middle East, with a team of travel specialists in over 180 offices in the region and over 200 offices worldwide. In Europe, Kanoo also operate a High Street Foreign Exchange business, with branches in most major cities in the UK (Source: www.kanootravel.co.uk 12/06/2017).

Key Details

- Two let retail units on Bournemouth's prime pedestrianised pitch
- 95a is let to Kanoo Travel Limited until 2024 (no breaks)
- Adjacent to Dalkeith Shopping Arcade and multi-storey car park
- Nearby occupiers include Card Factory, Boots and Santander

Location

Miles: 33 miles south-west of Southampton
 28 miles south of Salisbury
 40 miles south-west of Winchester
Roads: A338, A35, A31, M27, M3
Rail: Bournemouth Rail
Air: Bournemouth Airport

Situation

The property is located on the northern side of Old Christchurch Road on Bournemouth's prime pedestrianised retailing pitch. Adjacent to the property is Dalkeith Arcade, which houses Lidl, Wilko and a multi-storey car park providing parking for approximately 935 cars. Other nearby occupiers include Card Factory, Boots, Toni & Guy and Santander.

Description

The property comprises two ground floor retail units with basement ancillary accommodation below unit 95. The first, second, third and fourth floors comprise 5 residential flats, which have been let on a long lease.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.



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