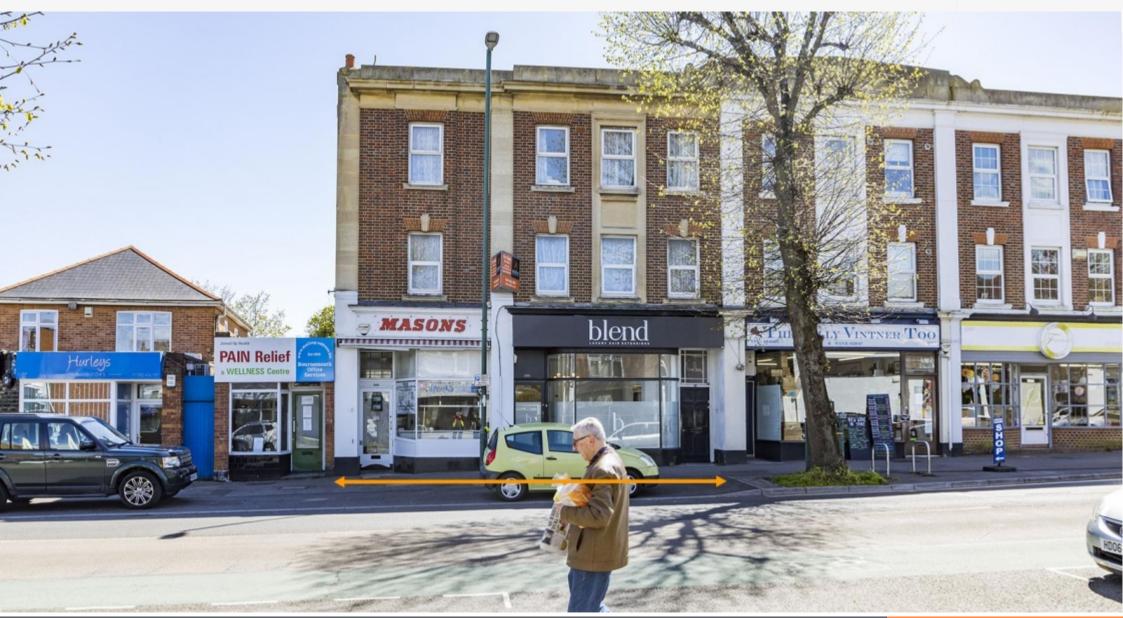
Dorset BH7 6BQ

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)





Freehold Retail and Residential Asset Management Opportunity

Dorset BH7 6BQ





Property Information

Freehold Retail and Residential Asset Management Opportunity

• Comprises 2 Retail Units and 2 x 3 Bedroom Flats

Popular Bournemouth Suburb

 Nearby occupiers include Tesco, Sainsbury's Convenience Store and an Eclectic Mix of Local Retailers

VAT-Free Investment

Lot Auction
24 9th May 2024

Rent

£17,780 per Annum Exclusive with Vacant Possession of 1 x Retail Unit and 1 x Flat

Sector

High Street Retail/Residential

On Behalf of Executars

Status Available

Auction Venue

Live Streamed Auction

Location

Miles

2 miles east of Bournemouth, 26 miles south-west of

Southampton

Roads A35, A3049, A338

Rail Pokesdown Railway Station, Bournemouth Railway Station

Air Bournemouth Airport

Situation

Boscombe East is a popular east suburb of Bournemouth. The property is situated on the southern side of Christchurch Road close to its junction with Holdenhurst Avenue. The immediate locality is a mix of residential and commercial property with nearby occupiers including Tesco, Sainsbury's Convenience Store and an eclectic mix of retailers.

Tenure

Freehold

Description

The property comprises two ground floor shops with two self-contained three bed residential flats on the first and second floors. The flats benefit from a separate entrance at the front of the property and an escape staircase at the rear.

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Reversion
1101 Christchurch Road	Ground	Retail	57.30	(617)	AN INDIVIDUAL (t/a Glow Up)	5 years from 01/03/2024 (2)	£7,500	29/02/2029
1103 Christchurch Road	Ground	Retail	27.00	(291)	VACANT POSSESSION	Period Tenancy.	-	-
1101a Christchurch Road	First	Residential	NOT MEASURED	(-)	AN INDIVIDUAL (3)	-	£10,080	-
1101b Christchurch Road	Second	Residential	NOT MEASURED	(-)	VACANT POSSESSION	-	-	-
Rear of 1101/1103 Christchurch Road	Ground	Parcel of Land	-	(-)	HUTCHINGS BROS. (SEA FOOD AND GAME) LIMITED (CRN: 01160850)	Tenancy at Will	£200	-
Total Approximate Commercial Floor Area			84.30	(908)			£17,780	

⁽¹⁾ The floor areas stated above have been taken from the Valuation Office Agency (https://www.gov.uk/find-business-rates)

⁽²⁾ The lease provides for a tenants option to determine the lease on 08/02/2027.

⁽³⁾ The tenant has been in occupation since 23/12/2016 and is currently on a month by month periodic tenancy of £840 per calendar month, therefore the rent in the tenancy and accommodation schedule has been annualised.

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