

# Lot 24, 1101 and 1103 Christchurch Road, Boscombe East, Bournemouth, Dorset BH7 6BQ

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Freehold Retail and Residential Asset Management Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## 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

24

#### Auction

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

#### Status

Available

On Behalf of Executors

#### 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

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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	-
<b>Total Approximate Commercial Floor Area</b>			<b>84.30</b>	<b>(908)</b>			<b>£17,780</b>	

(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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## Contacts

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2024