

2 Yelverton Road, 1 Granville Place & 1 Dorchester Chambers Bournemouth BH1 1DF

lot 32

Freehold Retail, Office and Residential Investment

- Tenants include Indulge Yourself Limited t/a Indulge Yourself Café
- Town centre location just off Christchurch Road
- Close to Dalkeith Arcade and St Peter's Quarter
- Nearby occupiers include Barclays Bank, HSBC, Claire's Accessories and Carphone Warehouse

Rent
£34,800
per annum
exclusive
subject to
note (2)



Location

Miles: 6 miles east of Poole
27 miles south of Salisbury
32 miles south-west of Southampton
Roads: A338, A347
Rail: Bournemouth Rail
Air: Bournemouth International

Situation

The property is situated on the northern side of Yelverton Road at its junction with both Verulam Place and Granville Place and just off Old Christchurch Road, one of Bournemouth's main retailing thoroughfares.

The property is within close proximity of both Dalkeith Arcade and St Peter's Quarter with other nearby occupiers including Barclays Bank, HSBC, Claire's Accessories and Carphone Warehouse.

Description

The property comprises two ground floor retail units with an office unit on lower ground floor accessed from Yelverton Road and residential accommodation on upper floors.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
2 Yelverton Road	Ground	Retail	117.38 sq m (1,263 sq ft)	INDULGE YOURSELF LIMITED	10 years from 06/02/2013	£16,000 (1)	06/02/2018 (1)
2 Yelverton Road	Lower Ground	Office	94.50 sq m (1,017 sq ft)	INDIVIDUALS	10 years from 22/07/2011	£15,000 (2)	22/07/2016
1 Granville Place	Ground	Retail	13.47 sq m (145 sq ft)	INDIVIDUAL t/a Bourne Engraving	10 years from 24/06/2011	£3,750 (3)	24/06/2016 (3)
	First, Second and Third	Residential	Not Measured	LONG TERM REVERSIONS LIMITED	999 years from 26/09/1997	£50	(25/09/2996)
Totals			225.35 sq m (2,425 sq ft)			£34,800 (2)	

(1) The lease provides a fixed rental uplift to £17,600 p.a.x. on 6th February 2018.

(2) For the purposes of clarification, please note that the tenant is currently paying a rent of £7,500 per annum by way of a rental concession. This rental concession is due to expire on 24th June 2014.

(3) The lease provides a fixed rental uplift to £4,450 p.a.x. 24th June 2016.

For further details please contact:

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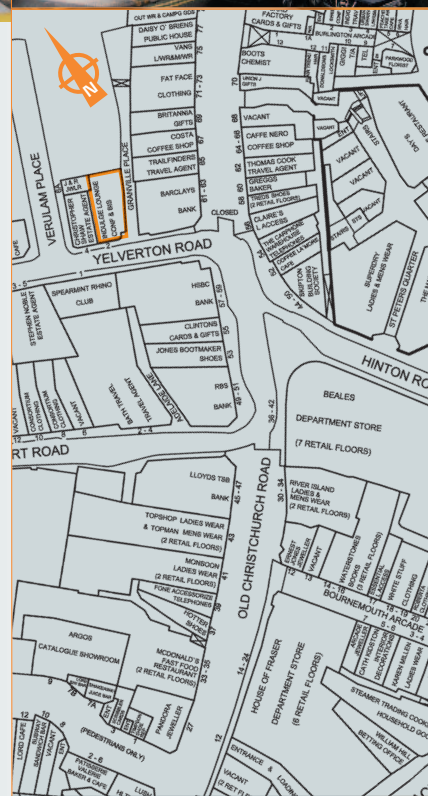
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