

lot 5

Rent
£63,000
per annum
exclusive
(plus 9,741 sq
ft of vacant
offices above)

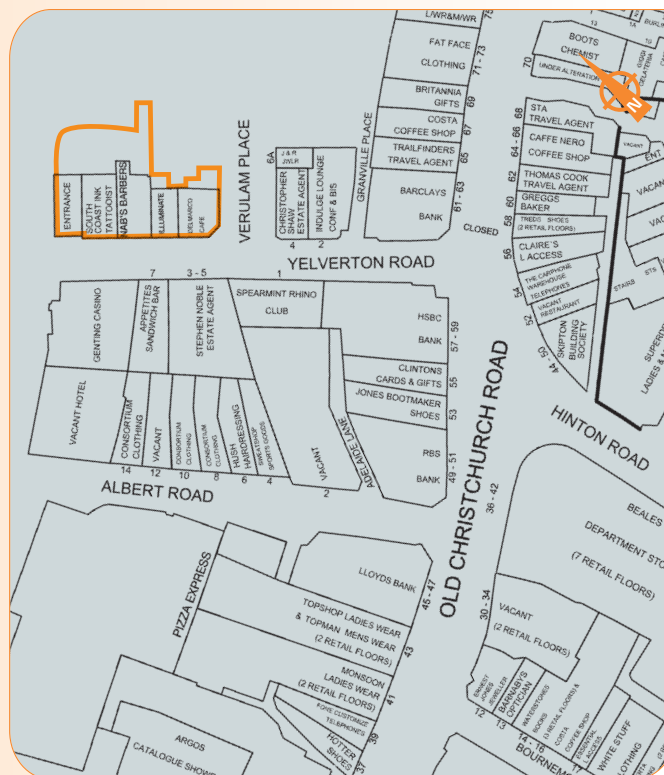
Denham House, 8-10 Yelverton Road Bournemouth, Dorset BH1 1DF

**Freehold Retail (and Office) Investment
with Residential Development Potential**

- Comprises four retail units with three floors of self-contained office accommodation above
- Prior approval granted for conversion of upper parts to residential
- Approximately 1,504.90 sq m (16,199 sq ft)

- Situated off Old Christchurch Road in the heart of the town centre, between Lidl and House of Fraser
- On-site car parking for approximately 12 cars





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Location

Miles: 5 miles south-west of Christchurch
6 miles east of Poole
28 miles south-west of Southampton
Roads: A31, A35, A338, M27
Rail: Bournemouth Railway Station
Air: Bournemouth Airport

Situation

The property is situated in the heart of Bournemouth town centre in a prominent corner location at the junction of Yelverton Road and Varulam Place, off Old Christchurch Road, Bournemouth's main pedestrianised shopping thoroughfare. Nearby occupiers include House of Fraser, Topshop/Topman, Argos, Pizza Express, McDonald's and Caffè Nero. Major office buildings occupied by Nationwide and Vitality Health are also located close by.

Description

The property comprises four ground floor retail units with self-contained office accommodation on the first, second and third floors. The property benefits from parking for approximately 12 cars to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Planning:

Prior Approval was granted in March 2015 for the conversion of the first and second floors of Denham House from Offices (B1) to 15 residential dwellings (C3) (14 x one bed and 1 x two bed). Other proposed schemes have been drawn up to include additional parking at basement level and the creation of additional floors at fourth, fifth and sixth floor levels.

For further information:

Bournemouth Borough Council.

St Stephens Road, Bournemouth, Dorset BH2 6EB.

Tel: 01202 451 323

Email: planning@bournemouth.gov.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Restaurant	116.87 sq m	(1,258 sq ft)	DEL MARCO COFFEE LIMITED (t/a Del Marco)	5 years from 01/04/2011 (1)	£27,500	(31/03/2016)
Ground	Retail	30.66 sq m	(330 sq ft)	THE ILLUMINATE TANNING LIMITED (t/a Illuminate)	6 years from 30/04/2015	£8,000	30/04/2018 (29/04/2021)
Ground	Retail	27.50 sq m	(296 sq ft)	N CHARBAK (t/a Nab's Barber)	3 years from 27/03/2015	£7,500	(26/03/2018)
Ground & Lower Ground	Retail	424.93 sq m	(4,574 sq ft)	SOUTH COAST INK TATTOO STUDIO LIMITED (t/a South Coast Ink)	7 years from 13/11/2014 (2)	£20,000	13/11/2019 (12/11/2021)
Entrance, First, Second & Third	Office/Ancillary	904.94 sq m	(9,741 sq ft) (3)	VACANT POSSESSION			
Totals		1,504.90 sq m	(16,199 sq ft)			£63,000	

(1) The tenant has served notice for a new 10 year lease with a tenant option to determine in Year 5, at a revised commencing rent of £20,000 p.a.x.

(2) The lease provides for a tenant option to determine on 12th November 2018, subject to five months notice.

(3) Gross Internal Area.

NB. Please note there is an electricity substation on site.

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP

Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details



Seller's Solicitors:

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