

## lot 7

Rent  
**£82,000**  
per annum  
exclusive

### Westbourne Court, 92-96 Poole Road Westbourne, Bournemouth, Dorset BH4 9EF

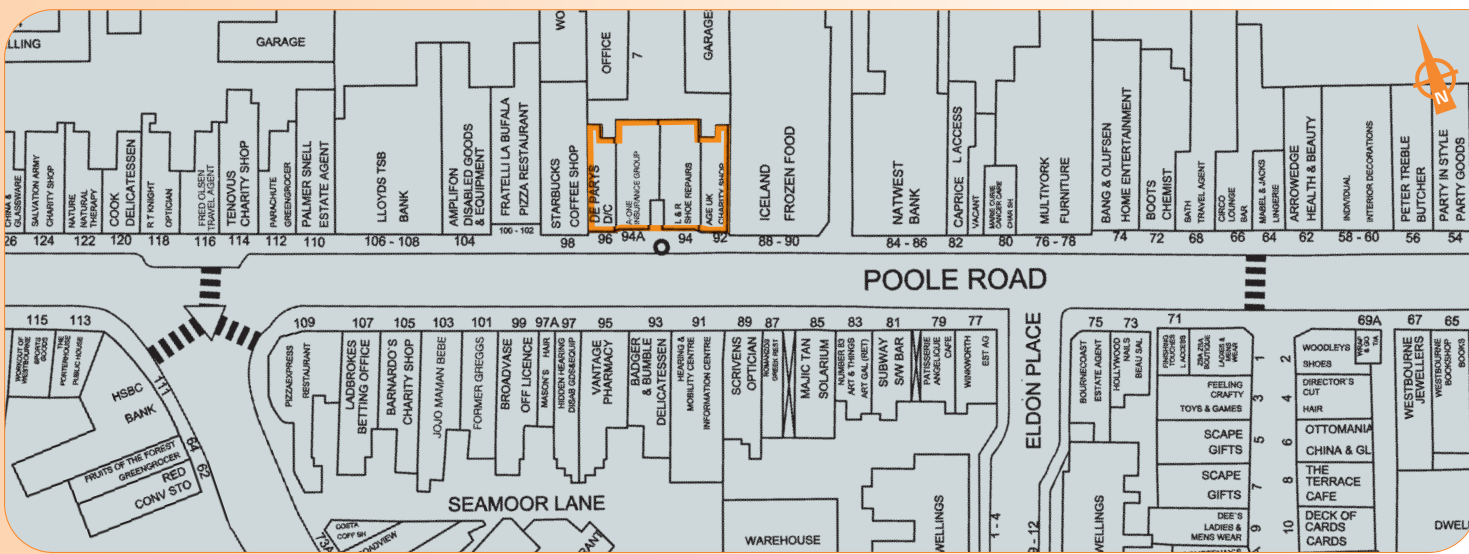
Freehold Retail and Residential  
Investment

- Comprises 4 x ground floor retail units with 14 self-contained residential flats
- In the same ownership for 32 years

- Affluent and Popular Bournemouth suburb
- Neighbouring occupiers include Marks & Spencer, Bang & Olufsen, Boots the Chemist, Starbucks and Pizza Express







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#### Location

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

#### Situation

Westbourne is an affluent and popular suburb some 1 mile west of Bournemouth town centre. The property is situated in a prime position on the north side of Poole Road, Westbourne's main retailing pitch. Neighbouring occupiers include Marks & Spencer, Bang & Olufsen, Boots the Chemist, Starbucks and Pizza Express. Also nearby are the substantial offices of Liverpool Victoria and Barclays Wealth & Investment Management. The property further benefits from a large public car park to the rear of the property.

#### Description

The property comprises of 4 ground floor retail units with 14 self-contained residential flats on the first to fourth floors.

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Six Week Completion

#### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
92	Ground Basement	Retail/ Ancillary	61.10 sq m 29.80 sq m	(658 sq ft) (321 sq ft)	<b>AGE UK (1)</b>	15 years from 25/12/2014 (2)	£20,500	25/12/2019 (24/12/2029)
94	Ground Basement	Retail/ Ancillary	73.06 sq m 31.85 sq m	(786 sq ft) (343 sq ft)	<b>INDIVIDUALS (t/a L&amp;R Shoe Repairs)</b>	10 years from 06/08/2013 (3)	£20,500	06/08/2018 (05/08/2023)
94A	Ground Basement	Retail/ Ancillary	80.70 sq m 40.90 sq m	(869 sq ft) (440 sq ft)	<b>A-ONE INSURANCE SERVICES (BMTH) LIMITED (4)</b>	10 years from 12/09/2014 (5)	£22,500	12/09/2019 (11/09/2024)
96	Ground Basement	Retail/ Ancillary	68.10 sq m 31.20 sq m	(733 sq ft) (336 sq ft)	<b>HOUSE OF DE PARYS LIMITED (t/a De Parys)</b>	20 years from 25/12/1997 (6)	£18,500	(24/12/2017)
Westbourne First to Fourth Court		Residential			<b>WESTBOURNE COURT LIMITED</b>	999 years from 24/06/1996	One Peppercorn	
<b>Totals</b>			<b>416.71 sq m</b>	<b>(4,486 sq ft)</b>				<b>£82,000</b>

(1) Age UK is a registered charity with approximately 450 shops throughout the UK (Source: www.ageuk.org.uk). For the year ending 31/03/2015, Age UK reported pre-tax profits of £2,074,000 and a total net worth of £29,719,000. (Source: www.riskdisk.com 03/11/2015)

(2) The lease to Age UK provides for a tenant option to determine the lease on 25/12/2019 and 25/12/2024.

(3) The lease provides for a tenant option to determine the lease on 06/08/2018. The tenant pays the rent monthly.

(4) Incorporated in 1997, the A-One Insurance Group stands as one of the premier broking houses in Dorset with 7 offices located around the country and over 80 employees (Source: www.aioig.co.uk).

(5) The lease to A-One Insurance Services (BMTH) Limited provides for a tenant option to determine the lease on 11/09/2019.

(6) As to unit 96 Poole Road, the tenant pays the rent monthly.

#### For further details please contact:

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#### Buyer's Legal Report Service

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