

lot 27

828-830 Christchurch Road Bournemouth, Dorset BH7 6DF

Rent
£5,025
per annum
exclusive,
subject to
note 1

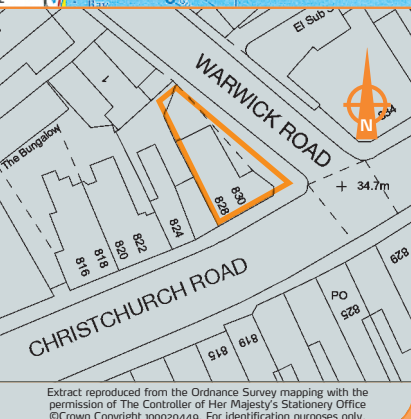
Freehold Retail and Residential Ground
Rent Investment

- Comprises a prominent ground floor retail unit with 3 residential flats let on long leases
- Prominent corner position fronting the busy Christchurch Road (A35)

- Benefits from off-street parking to the rear
- Fixed rental increases

On behalf of
Receivers

CBRE



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Location

Miles: 2 miles north-east of Bournemouth town centre
5 miles south-west of Christchurch
6 miles east of Poole
28 miles south-west of Southampton

Roads: A31, A35, A338, M27

Rail: Pokesdown Railway Station

Bournemouth Railway Station

Air: Bournemouth Airport

Situation

Boscombe is a popular suburb of Bournemouth located 2 miles north-east of the town centre. The property is situated in a prominent corner position on the north side of Christchurch Road (A35), a busy arterial route which links Bournemouth town centre to the west and Christchurch to the east.

Description

The property comprises a double fronted ground floor retail unit, benefiting from a return frontage to Warwick Road, with self-contained residential accommodation on part ground, first and second floors accessed from Warwick Road. Additionally, the property benefits from parking to the rear.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Part ground	Retail	56.94 sq m	(613 sq ft)	INDIVIDUAL	15 years from 08/03/2016 (1)	£4,875 (1)	08/03/2021 08/03/2026 (07/03/2031)
Basement	Ancillary	8.51 sq m	(92 sq ft)				
Flat 1 (Part Ground)	Residential	Not measured		INDIVIDUAL	120 years from 24/06/1987	£50	24/06/2027
Flat 2 (First)	Residential	Not measured		INDIVIDUAL	120 years from 24/06/1987	£50	24/06/2027
Flat 3 (Second)	Residential	Not measured		INDIVIDUAL	120 years from 24/06/1987	£50	24/06/2027
Total Commercial Area		65.45 sq m	(705 sq ft)			£5,025	

(1) The lease provides for fixed increases in rent, the rent will increase to £5,000 p.a.x on 8th March 2018, £6,000 p.a.x on 8th March 2019 and £6,500 p.a.x on 8th March 2020. Additionally, the lease provides for a tenant option to determine on the 8th March 2021. NB. The seller has served notices on the residential lessees under section 5B of the Landlord and Tenant Act 1987.

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP

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Email: greg.rigby@dentons.com

See: **www.acuitus.co.uk** for further details

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Seller's Solicitors:

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