95 Old Christchurch Road,

Bournemouth, Dorset BH1 1EP

Freehold Retail and Residential Investment

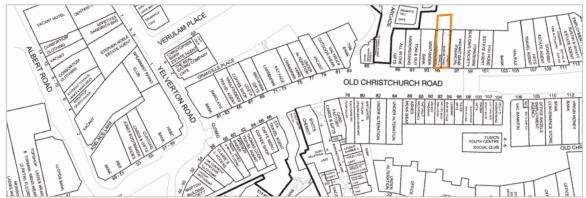




Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
95	Ground Basement	Retail Ancillary	41.9 sq m 57.2 sq m	(451 sq ft) (615 sq ft)	INDIVIDUALS t/a Bond's Gentleman's Barbershop (1)	6 years from 25/03/2014	£17,000	(24/03/2020)
95a	Ground	Retail	51.1 sq m	(550 sq ft)	KANOO TRAVEL LIMITED t/a Kanoo Foreign Exchange (2)	10 years from 25/12/2014	£27,518.75	25/12/2019 (24/12/2024)
First, Second, Third & Fourth		Residential	Five Flats		OLD CHURCH ROAD LLP	999 years from 25/12/2002	Peppercorn	(24/12/3001)
Total Commercial Area:			150.2 sg m (1.616 sg ft)				£44.518.75	

- (1) Bond's is a flagship barber shop headed up by the country's first qualified master barber. Source: bondsbarbershop.co.uk 12/06/2017). The tenant did NOT exercise their March 2017 break option.
- (2) For the year ending 31st December 2015, Kanoo Travel Limited reported a turnover of £6,680,462, pre-tax profits of £26,147 and a total net worth of £2,607,596 (Source: Experian Group Date 12/06/2017). An American Express franchise partner, the family owned Kanoo Travel Group is the largest travel company in the Middle East, with a team of travel specialists in over 180 offices in the region and over 200 offices worldwide. In Europe, Kanoo also operate a High Street Foreign Exchange business, with branches in most major cities in the UK (Source: www.kanootravel.co.uk 12/06/2017).



Acuitus

Gwen Thomas +44 (0)20 7034 4857 gwen.thomas@acuitus.co.uk

Georgina Roberts +44 (0)20 7034 4863 georgina.roberts@acuitus.co.uk

Seller's Solicitors: Sparrow & Trieu Therese Trieu +44 (0)20 7287 6608

mail@sparrowandtrieu.plus.com

- · Two let retail units on Bournemouth's prime pedestrianised pitch
- · 95a is let to Kanoo Travel Limited until 2024
- · Adjacent to Dalkeith Shopping Arcade and multi-
- Nearby occupiers include Card Factory, Boots and Santander

Miles: 33 miles south-west of Southampton 28 miles south of Salisbury 40 miles south-west of Winchester Roads: A338, A35, A31, M27, M3 Bournemouth Rail

Bournemouth Airport

Air:

The property is located on the northern side of Old Christchurch Road on Bournemouth's prime pedestrianised retailing pitch. Adjacent to the property is Dalkeith Arcade, which houses Lidl, Wilko and a multi-storey car park providing parking for approximately 935 cars. Other nearby occupiers include Card Factory, Boots, Toni & Guy and Santander

The property comprises two ground floor retail units with basement ancillary accommodation below unit 95. The first, second, third and fourth floors comprise 5 residential flats, which have been let on a long lease.

Tenure

Freehold.

VAT is not applicable to this lot.

www.acuitus.co.uk