

95 Old Christchurch Road,
Bournemouth, Dorset BH1 1EP
Freehold Retail and Residential Investment

Lot 36

£44,518.75 per annum
exclusive



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
95	Ground	Retail	41.90 sq m (451 sq ft)	INDIVIDUALS	25/03/2014 until	£17,000	25/03/2022 and
95	Basement	Retail	57.20 sq m (615 sq ft)	t/a Bond's Gentleman's Barbershop (1)	25/03/2028 (2)		25/03/2025 (25/03/2028)
95a	Ground	Retail	51.10 sq m (550 sq ft)	KANOO TRAVEL LIMITED t/a Kanoo Foreign Exchange (3)	10 years from 25/12/2014	£27,518.75 (4)	25/12/2019 (24/12/2024)
Flat 1, 2, 3, 4 & 5	First, Second, Third & Fourth	Residential	Five Flats	OLD CHRISTCHURCH ROAD LLP	999 years from 25/12/2002	Peppercorn	(24/12/3001)
Total Commercial Area			150.20 sq m (1,616 sq ft)			£44,518.75	

- (1) Bond's is a flagship barber shop headed up by the country's first qualified master barber. (Source: www.bondsbarbershop.co.uk 03/01/2019). The tenant did NOT exercise their March 2017 break option and has extended the lease. They have refurbished the basement in which they now operate a tanning salon.
- (2) The original lease term was 6 years from 25th March 2014. This has been extended to expire in 2028. The lease provides for a tenant option to determine in March 2024.
- (3) Kanoo Travel Limited is 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. Kanoo also operates in 16 cities [in the UK] on the high street offering foreign exchange services (Source: www.kanootravel.co.uk 21/01/2019).
- (4) The rent reserved under the terms of the lease is £27,518.75 pa, so long as the lease is vested in Kanoo Travel Limited, otherwise the rent reserved is £29,750 pa.

Key Details

- Two let retail units on a prime pedestrianised pitch in an affluent coastal town
- Let until 2024 and 2028 (recently extended lease)
- Nearby to large 935 space multi-storey car park
- Neighbouring occupiers include Costa Coffee, Caffè Nero, TK Maxx, Greggs, Superdry, Mango, Toni & Guy, Wilko and Halifax, HSBC, TSB and Lloyds banks

Location

Miles: 5 miles east of Poole
33 miles south-west of Southampton
40 miles south-west of Winchester
Roads: A338, A31, M27, M3
Rail: Bournemouth Train Station
Air: Bournemouth Airport
Southampton Airport
Bristol Airport

Situation

Bournemouth is a large and affluent coastal town in the county of Dorset some 5 miles east of Poole and 33 miles south-west of Southampton. The property is prominently located in a town centre position on the north side of the prime pedestrianised Old Christchurch Road, close to a multi-storey car park providing parking for approximately 935 cars. Other nearby occupiers include Costa Coffee, Caffè Nero, TK Maxx, Greggs, Superdry, Mango, Toni & Guy, Wilko and Halifax, HSBC, TSB and Lloyds banks.

Description

The property comprises two ground floor retail units trading as a currency exchange and a men's hairdressing business with a basement tanning salon extending below both units. The first, second, third and fourth floors comprise 5 residential flats.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band E. see legal pack at acuitus.co.uk.



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Acuitus
John Mehtab
+44 (0)20 7034 4855
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
billy.struth@acuitus.co.uk

Seller's Solicitors: Sparrow & Trieu
Vicky Giles
+44 (0)20 7287 6608
mail@sparrowandtrieu.plus.com