

**Lot 13, The Burlington, 72-76 Old Christchurch Road, Bournemouth,**  
**BH1 2HZ**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



Freehold Town Centre Retail Arcade and Office Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 13, The Burlington, 72-76 Old Christchurch Road, Bournemouth, BH1 2HZ

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



## Property Information

### Freehold Town Centre Retail Arcade and Office Investment

- Substantial Retail Arcade of 10,226 sq ft over 12 units and 10,664 sq ft of Office Accommodation on the three upper floors totaling 20,890 sq ft
- Basement car park providing 27 car spaces
- Excellent asset management opportunities and future development potential (subject to necessary consents)
- Office accommodation currently 74% occupied with vacant car spaces available providing immediate asset management opportunities
- Prominent Town Centre location, benefitting from frontages onto Old Christchurch Road and St. Peter's Road

#### Lot

13

#### Auction

12/Jul/2022

#### Rent

£297,431 per Annum  
£236,444 (net rent)

#### Sector

Shopping Centre

#### Status

Available

#### Auction Venue

Live Streamed Auction

### 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. It benefits from an excellent seasonal tourist industry as well as an extensive student population. The property is prominently located in a town centre position on the south side of the prime pedestrianised Old Christchurch Road, south of the Richmond Gardens multi-storey car park providing parking for approximately 935 cars. The Arcade extends through to the road parallel, St Peter's Road. Other nearby occupiers include Costa Coffee, Caffè Nero, TK Maxx, Greggs, Superdry, Mango, Toni & Guy, Wilko, Halifax, HSBC, TSB and Lloyds banks.

### Tenure

Freehold.

### Description

The property comprises a four storey mixed use building with retail accommodation to the ground floor made up of two large units fronting Old Christchurch Road with an internal arcade of smaller units behind which can also be accessed via St. Peter's Road. Tenants include Card Factory and Esquires Coffee with a mix of local retailers providing a current gross rent of £200,588 per annum. The upper floors provide office accommodation accessed from a central core where there is a lift and stairwell providing access to all floors. There are a series of local office occupiers on the upper parts producing a rent of £96,843 per annum. To the basement is a secure car park providing 27 car-parking spaces. There is a caretaker's flat on the third floor.

### VAT

VAT is applicable to this lot.

### Planning

The property may benefit from future redevelopment for a variety of uses, subject to all necessary consents and current tenancies. There is a lapsed planning permission reference: 7-2016-1617-AY which provided consent for "Alterations and extensions to form 9 additional flats, formation of bin and cycle stores". Interested Parties are referred to Bournemouth, Poole and Christchurch Council - [www.bpcouncil.gov.uk](http://www.bpcouncil.gov.uk) Tel: 01202 123 321

### Completion Period

6 week completion available.

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 13, The Burlington, 72-76 Old Christchurch Road, Bournemouth, BH1 2HZ

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)

## Tenancy & Accommodation

Floor	Use	Net Internal Floor Areas Approx sq m	Net Internal Floor Areas Approx sq ft
Ground	Retail	618.96	6,642
Basement	Car Park	27 Car Spaces	
First	Office/ Retail	594.87	6,403
Second	Office	436.93	4,703
Third	Office/ Residential	290.00	3,122
<b>Total Net Internal Area</b>		<b>1,940.76</b>	<b>20,890</b>

Please note, a full tenancy schedule is available within the Legal Pack.

# Lot 13, The Burlington, 72-76 Old Christchurch Road, Bournemouth, BH1 2HZ

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



**Lot 13, The Burlington, 72-76 Old Christchurch Road, Bournemouth,**  
**BH1 2HZ**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



# Lot 13, The Burlington, 72-76 Old Christchurch Road, Bournemouth, BH1 2HZ

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



# Lot 13, The Burlington, 72-76 Old Christchurch Road, Bournemouth,

**BH1 2HZ**

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



# BH1 2HZ

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



# Lot 13, The Burlington, 72-76 Old Christchurch Road, Bournemouth, BH1 2HZ

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



# Lot 13, The Burlington, 72-76 Old Christchurch Road, Bournemouth, BH1 2HZ

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**Charlie Powter**  
+44 (0)20 7034 4853  
+44 (0)7768 120 904  
[charlie.powter@acuitus.co.uk](mailto:charlie.powter@acuitus.co.uk)

**Jon Skerry**  
+44 (0)20 7034 4863  
+44 (0)7736 300 594  
[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

### Seller's Solicitors

**Keystone Law**  
48 chancery lane  
London  
London  
W1WC2A 1JF

**Lisa Raymond**  
020 3319 3700  
[lisa.raymond@keystonelaw.co.uk](mailto:lisa.raymond@keystonelaw.co.uk)

### Associate Auctioneers



**Ellis & Partners**  
Old Library House, 4 Dean Park Crescent  
Bournemouth  
Dorset  
BH1 1LY

**Jonathan Tizzard**  
01202 551821  
[jtizzard@ellis-partners.co.uk](mailto:jtizzard@ellis-partners.co.uk)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

September 2020