

# Lot 22, 280 Old Christchurch Road, Bournemouth,

**Dorset BH1 1PH**

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



Freehold Restaurant and Residential Investment

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# Lot 22, 280 Old Christchurch Road, Bournemouth, Dorset BH1 1PH

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## Property Information

### Freehold Restaurant and Residential Investment

- Comprises Ground Floor Restaurant with 4 Flats on Upper floors
- Restaurant Let Until July 2033 (No Breaks)
- Popular coastal resort and university town
- Prominent Trading Position in Busy Town Centre
- VAT Free Investment

#### Lot

22

#### Auction

18th May 2023

#### Rent

£79,180 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail/Residential

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 6 miles east of Poole, 30 miles west of Southampton

**Roads** A31, A35, A338, M27

**Rail** Bournemouth Railway Station

**Air** Bournemouth Airport

### Situation

Bournemouth is a highly popular coastal resort and university town home to over 17,000 students. The property is situated on the southern side of Old Christchurch road close to the Lansdowne Roundabout. The property occupies a busy trading position in the heart of Bournemouth's restaurant and leisure district with tenants including KFC, Domino's, O'Neills and many more local restaurants, takeaways and bars.

### Tenure

Freehold.

### Description

The property comprises a ground floor restaurant together with 4 flats on the upper three floors.

### VAT

VAT is not applicable to this lot.

### Completion Period

Six week completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Restaurant	83.80	(896)	Individual (t/a Dosa World Sri Lankan and Indian Restaurant) (1)	25 years from 11/07/2008 until 10/07/2033	£22,000	11/07/2023 and 11/07/2028
First (Flat 1)	Residential	-	-	Individuals	AST for 1 year from 19/10/2022 until 18/10/2023	£14,520	
Second (Flat 2)	Residential	-	-	Individuals	AST for 1 year from 08/02/2023 until 07/02/2024	£14,520	
Third (Flat 3)	Residential	-	-	Individuals	AST for 1 year from 31/10/2022 until 20/10/2023	£16,620	
(Flat 4)	Residential	-	-	Individual	AST for 1 year from 19/10/2022 until 18/10/2023	£11,520	
<b>Total</b>		<b>83.80</b>	<b>(896) (2)</b>			<b>£79,180</b>	

(1) Founded in 2008, Dosaworlddorset is known for revolutionizing the way people eat and enjoy food. We take pride in our ability to discover the most unique flavors of South India and Sri Lanka. Source: [www.dosaworlddorset.co.uk](http://www.dosaworlddorset.co.uk) 19/04/2023).

(2) The floor areas stated above are those published by the Valuation Office Agency ([www.vo.a.gov.uk](http://www.vo.a.gov.uk))

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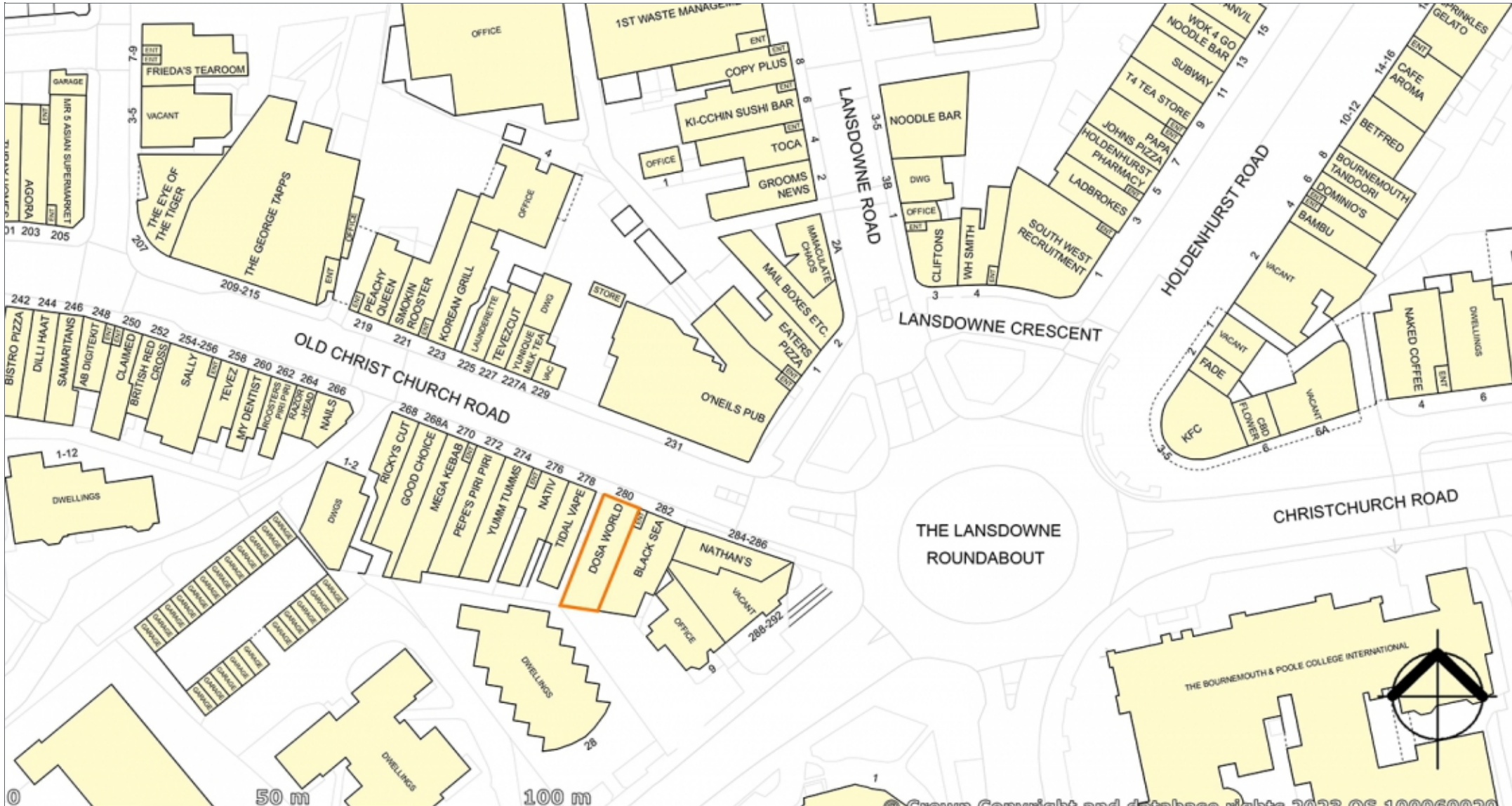




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## Contacts

### Acuitus

#### Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

#### Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

#### Ellis Jones Solicitors

39a East Street

Wimborne

Dorset

BH21 1DX

#### Richard Tombs

01202 057 815

[richard.tombs@ellisjones.co.uk](mailto:richard.tombs@ellisjones.co.uk)

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September 2020