

lot 2

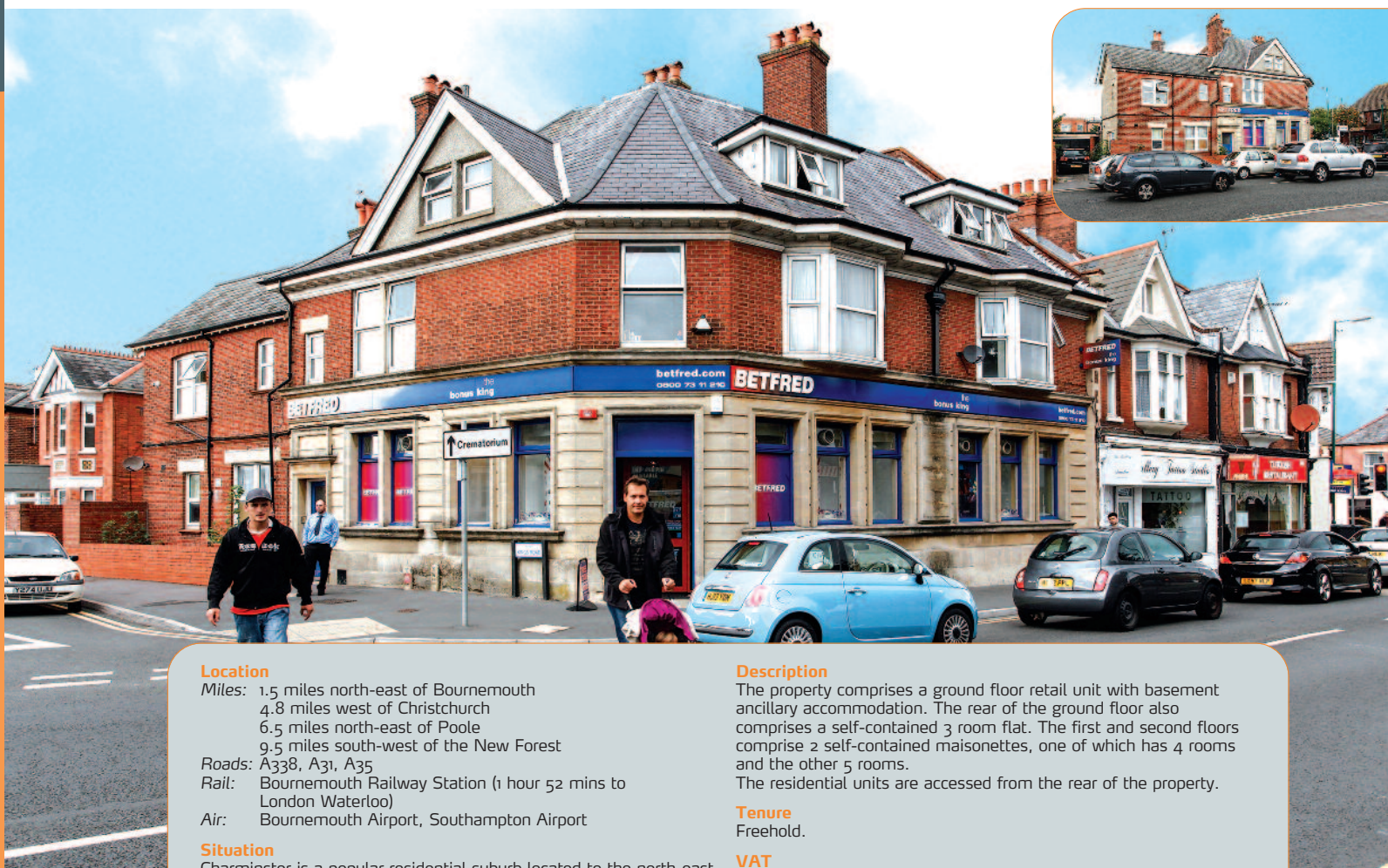
159 Charminster Road  
Bournemouth, Dorset BH8 9QG

Rent  
**£27,340**  
per annum  
exclusive  
with 1 flat to  
be let  
(subject to  
notes 2 & 3)

Freehold Retail and Residential  
Investment

- Betting shop let to Done Brothers (Cash Betting) Limited until 2020
- Includes 3 self-contained residential flats

- Prominent corner position on busy road
- Six Week Completion



**Location**

Miles: 1.5 miles north-east of Bournemouth  
4.8 miles west of Christchurch  
6.5 miles north-east of Poole  
9.5 miles south-west of the New Forest  
Roads: A338, A31, A35  
Rail: Bournemouth Railway Station (1 hour 52 mins to London Waterloo)  
Air: Bournemouth Airport, Southampton Airport

**Situation**

Charminster is a popular residential suburb located to the north-east of Bournemouth town centre. The property is situated in a prominent corner position on the west side of Charminster Road, at its junction with Kings Road. Charminster Road is a busy retail location with nearby occupiers including Tesco, Enterprise Rent-A-Car, Texaco and Swinton Insurance.

**Description**

The property comprises a ground floor retail unit with basement ancillary accommodation. The rear of the ground floor also comprises a self-contained 3 room flat. The first and second floors comprise 2 self-contained maisonettes, one of which has 4 rooms and the other 5 rooms. The residential units are accessed from the rear of the property.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
159 Charminster Road	Basement Ground	Ancillary Retail	85.01 sq m (915 sq ft) 67.25 sq m (724 sq ft)	<b>DONE BROTHERS (CASH BETTING) LIMITED t/a Betfred (1)</b>	15 years from 21/01/2005 until 2020 on a full repairing and insuring lease	£13,000	21/01/2015
Flat 1, 67 Kings Road	Ground	3 Room Residential Flat	60 sq m (646 sq ft)	<b>INDIVIDUAL</b>	Assured Shorthold Tenancy from 19/07/2013 to 18/01/2014	£6,000 (2)	
Flat 2, 67 Kings Road	First/Second	4 Room Residential Maisonette	150 sq m (1,614 sq ft)	<b>VACANT POSSESSION</b>			
Flat 3, 67 Kings Road	First/Second	5 Room Residential Maisonette	123 sq m (1,324 sq ft)	<b>INDIVIDUALS</b>	Assured Shorthold Tenancy from 10/01/2013 to 09/07/2013	£8,340 (3)	
<b>Totals</b>			<b>485.26 sq m (5,223 sq ft)</b>			<b>£27,340 (subject to notes 2 &amp; 3)</b>	

- (1) For the year ending 25/03/2012, Done Brothers (Cash Betting) Limited reported a turnover of £4,579,240,000, pre-tax profits of £16,374,000 and a total net worth of £64,773,000. (Source: www.riskdisk.com 16/09/2013)
- (2) The rent has been annualised, the rent per calendar month is £500.
- (3) The rent has been annualised, the rent per calendar month is £695.

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