

PRICE

Offers are sought either for the property as a whole or for the land to the rear as a separate purchase to the property which can be sold as a separate title.

Unconditional offers may be considered separately for the cleared site extending across the rear of 119, 121 and 123 Commercial Road.

VAT

VAT may be applicable to the sale price. We are awaiting clarification on this point.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly through sole agents:-

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Misrepresentation Act 1967

Edward Symmons LLP, as agents for the vendor or, as the case may be, Lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Edward Symmons LLP or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness. He must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The vendor does not make or give and neither Edward Symmons LLP nor its servants has any authority, express or implied, to make or give any representation or warranties in respect of the property.
- (4) In the event of any inconsistency between these Particulars and the Condition of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order.

Note: Edward Symmons LLP has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible for making his own enquiries in this regard.



On the instructions of Stephen Skinner and Richard Haines Joint LPA Receivers



119-121 Commercial Road, Parkstone, Poole, BH14 0JD and Land lying to the north-west of Commercial Road, Poole

FREEHOLD FOR SALE

- 3 x Residential Properties subject to 12 month Assured Shorthold Tenancies
- A1/A2 Retail Unit subject to 6 year lease (commencing 24th November 2006) held by individuals t/a Blue Pebble Money
- A1/A2 Retail Unit subject to 6 year lease (commencing 12th November 2009) held by Hugo Oliver Limited
- Residential development site (subject to planning consent) at land lying to the north-west of Commercial Road

Edward Symmons

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LOCATION

This freehold property is located in a popular parade of shops and has a prominent main road position on Commercial Road which forms part of the main thoroughfare route from Poole to Bournemouth.

DESCRIPTION

A three storey Victorian property comprising of two ground floor A1/A2 retail units and 3 x two bed flats located on upper ground, first and second floor levels.

Retail

119 Commercial Road

Lock up shop premises comprising retail space, rear storage, kitchen area, WC and first floor office accommodation. Premises having a total area of 554 sq ft (35.48 sq m), a built depth of 38 ft 6 inches (9.96m) and a frontage of 9 ft 4 inches (2.86m).



121 Commercial Road

Lock up shop premises comprising retail space, rear storage and WC. Premises having an area of 382 sq ft (51.44 sq m), a built depth of 32 ft 8 inches (11.74 m) and a frontage of 9 ft 4 inches (2.86m).



Residential

Upper Ground Floor

Flat A (Two bed) - 544 sq ft (50.54 sq m)

First /Second Floor

Flat B (Two bed) - 833 sq ft (77.38 sq m)

Flat C (Two bed) - 785 sq ft (72.92 sq m)

Land

The land lying to the north-west of Commercial Road comprises the cleared site to the rear of 123 Commercial Road (held under Title Number DT253043). The cleared site also extends across the rear of 119 and 121 Commercial Road to potentially form a substantial plot. The site could extend to approximately 0.060 hectares (0.148 acres).

Prospective purchasers should make their own enquiries with the Local Planning Authority as to the likely potential of this particular site.



Potential site incorporating Title Number DT253043 and part of Title Numbers DT44691 (119 Commercial Road) and DT70851 (121 Commercial Road)

RATEABLE VALUE

119 Commercial Road

Rateable Value: £5,100

121 Commercial Road

Rateable Value: £4,100

The non domestic rate multiplier in England for 2009/2010 is 48.5 per £RV and the small business multiplier is 48.1p per £RV.

For confirmation of the exact rates payable for this property prospective purchasers should contact the Local Charging Authority.

TENANCIES

Residential

The property is subject to 3 Assured Shorthold Tenancies all granted for a period of 12 months with a total rent passing of £1,175 pcm or £14,100 per annum.

119 Commercial Road

This A1/A2 retail unit is subject to an occupational 6 year lease (commencing on the 24th November 2006) which provides a rent of £10,000 per annum.

121 Commercial Road

This A1/A2 retail unit is subject to an occupational 6 year lease (commencing on the 12th November 2009) which provides a rent of £7,500 per annum. The next rent review will be on 12th November 2012. The tenant has paid 9 months rent in advance starting 12/11/09 expiring 11/8/10.