

GUIDE PRICE
£200,000

Gross Initial Yield
9%

BIDDING DEPOSIT
£3,500

ONLINE AUCTION DATE
7th April 2021

BY ORDER OF
**A Major Property
Company**



213 Ashley Road, Poole, Dorset BH14 9EG

Freehold retail investment let on new 30 year lease. Currently producing £18,000 per annum

Bid1.

Property Summary

- Freehold retail investment
- Prominent corner position
- New 30 year lease
- Currently producing £18,000 per annum

Location

Poole is a complex shore of the English Channel; it lies on the northern and eastern edges of Poole Harbour, 97 miles south west of London. Poole is a large coastal town and seaport in Dorset, and is 21 miles east of Dorchester and adjoins Bournemouth to the east. It is a tourist resort, attracting visitors with its large natural harbour, history, the Lighthouse arts centre and Blue Flag beaches. The town has a commercial port with cross-Channel freight and passenger ferry services, which connect with the Channel Islands of Jersey and Guernsey, as well as the French port town of Saint-Malo, Brittany. The property is located on the south side of Ashley Road on the corner with Madeira Road, directly opposite Albert Road in a mixed use area.

Description

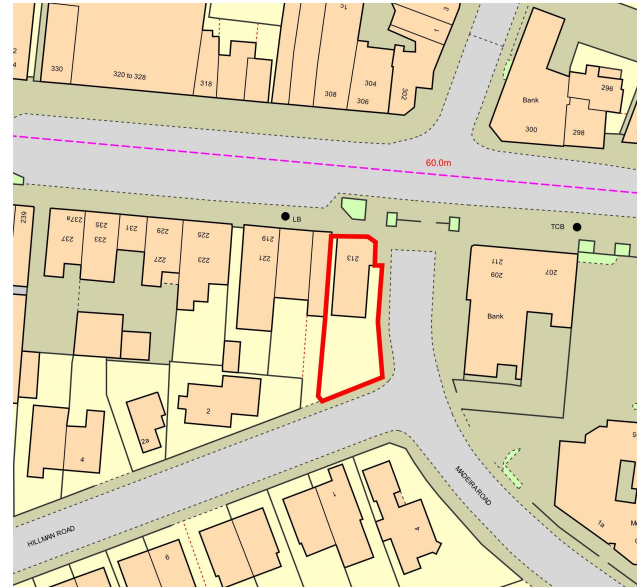
A corner property of traditional construction with ancillary accommodation and flat totalling about 119.30 sq m (1,284 sq ft) over the two floors. There are 72.90 sq m (785 sq ft) on the ground and 46.40 sq m (499 sq ft) on the first. The property is currently undergoing a full refurbishment programme.

Planning

Bournemouth, Christchurch and Poole (BCP) Council (01202 633321)
www.bcpCouncil.gov.uk

VAT

VAT is not applicable



EPC

Please refer to the legal pack

Tenure

Freehold



Address	Floor	Accommodation	Tenancy	Rent per annum
213 Ashley Road	Ground First	72.90 sq m (785 sq ft) 46.40 sq m (499 sq ft)	Individual for 30 years from 08/12/2020	£18,000
TOTAL		119.30 sq m (1,284 sq ft)		£18,000

Please note that any plans or photographs used are to help locate the property and may not show the exact legal boundaries. Prospective purchasers are advised to refer to the title plan in the legal pack. The areas have been provided by the vendor/www.voa.gov.uk.

These Particulars were downloaded from BidXl.com. Buyers are strongly advised and assumed to have returned to BidXl.com to read the full terms and conditions associated with this lot, and check the Special Conditions and any applicable Addendum, prior to bidding. Additional costs, charges and encumbrances may apply for Buyers once they have made a successful bid in relation to a property. Where a guide price (or range of prices) is given, that guide is the minimum price at which, or range of prices within which, the seller may be prepared to sell on the date on which the guide price, or range of prices, is published. Please see full disclaimer on BidXl.com for limitations regarding the liability of BidXl.

Guide Prices are issued without responsibility and as a general indication of the current level of the vendor's intentions as to the reserve price, which is the seller's minimum acceptable price at auction the figure below which the auctioneer cannot sell. The sale price whether prior to or at the auction can be above or below the guide price depending upon market activity. Guide Prices can vary up to and including the day of the sale. Updates are available on line at www.bidxl.com



Contact BidXl

Mat Harris

mat.harris@bidxl.com

+44 (0) 20 3929 8291