

**LOT
110**

Store building rear of 129 Nortoft Road Bournemouth, Dorset BH8 8QB

A light industrial unit with prior approval for change of use to a residential dwelling, well located close to the shopping and recreational amenities of the centre of Bournemouth.

Vacant.

Tenure

Freehold.

Location

- Located near to the junction of Nortoft Road and Charminster Road
- A range of shopping facilities can be found nearby along Charminster Road and to a further extent in the centre of Bournemouth
- Recreational amenities of Meyrick Park and Winton Recreation Ground are both easily accessible

 Bournemouth

Description

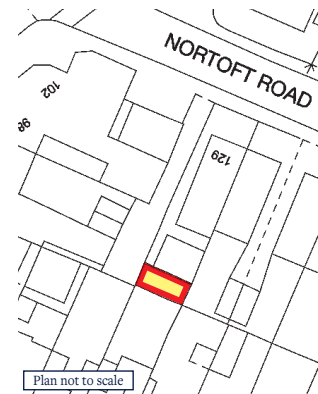
- A light industrial unit
- Development potential (subject to requisite consents)
- The building is accessed from Nortoft Road

Planning

Prior approval (App No: 7-2018-3126-A) was granted by Bournemouth Borough Council on 17th April 2018 for change of use from light industrial (B1(C)) to one dwelling (Class C3).

Viewing

Please refer to our website
savills.co.uk/auctions



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This plan is based upon the Ordnance Survey Map with the sanction of the Controller of H M Stationery Office.

**LOT
111**

6 West Road Reigate, Surrey RH2 7JT

A well located detached property comprising a shop and basement unit (let) and three bedroom maisonette above (vacant) presented in reasonable decorative order. **Part Vacant Investment let at £12,500 per annum.**

Tenure

Freehold.

Location

- Reigate is a market town in South East Surrey situated at the foot of the North Downs
- The property is located close to the junction with Lesbourne Road, a short distance from Reigate Station
- Shopping facilities are available locally and to a greater extent on High Street, along with a good selection of cafés, bars and restaurants
- Recreational facilities are available at Reigate Park, Priory Park and Redhill Common, which are all conveniently close by
- Nearby road communications are via the A217

 Reigate

Description

- A detached building
- Shop unit with basement
- Maisonette above presented in reasonable decorative order and has own rear entrance

Accommodation

Maisonette

- First Floor – Reception Room, Bedroom, Kitchen, Bathroom/WC
- Second Floor – Two Bedrooms

Shop

- Ground Floor – Shop Area, Rear Office and Storeroom (1,310 sq ft approx)
- Basement – Two Stores (1,091 sq ft)
- Total GIA 2,401 sq ft

Tenancy

The ground floor shop and basement is let on a lease for a term of 15 years from 1st July 2013 at a rent of £12,500 per annum (Review in July 2019).

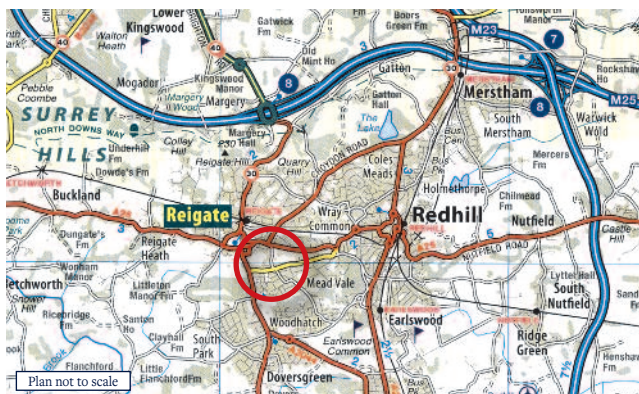
Note

- (1) The seller is related to a member of Savills staff.
- (2) The maisonette has been previously let at £12,500 per annum

Total Current Rent £12,500 per annum plus vacant possession of the two bedroom maisonette

Viewing

Please call the auctioneers.



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