

Bournemouth - 9 East Howe Lane, Dorset BH10 5HX  
Virtual Freehold Retail Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



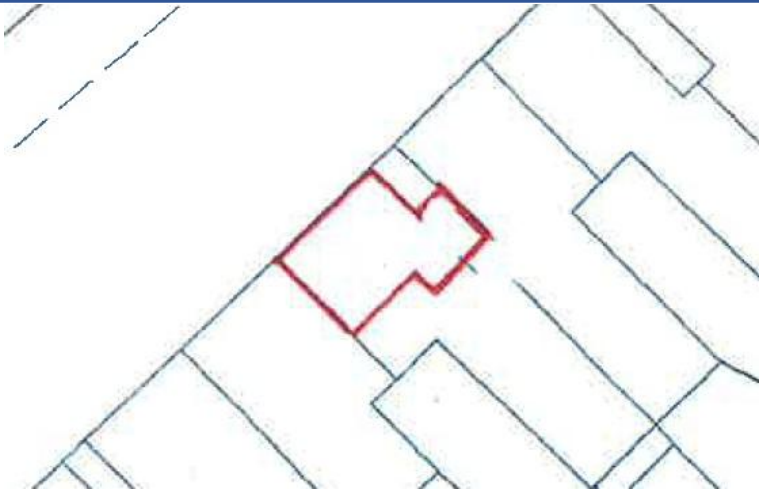
# Bournemouth - 9 East Howe Lane, Dorset BH10 5HX

## Virtual Freehold Retail Investment



### Investment Consideration:

- Purchase Price: £80,000
- Gross Initial Yield: 9.00%
- Rental Income: £7,200 p.a.
- VAT is NOT applicable to this property
- Let until 2030. No breaks. Rent review in 2027
- Comprises ground floor retail shop t/a Barbers
- Property benefits from outdoor area at front suitable for parking or retail use
- Occupiers nearby include Takeaways, Nail Salon, Esso Petrol Station and more.



### Tenancies and Accommodation:

| Property                | Accommodation   | Lessee & Trade           | Term                                       | Current Rent £ p.a. | Notes  |
|-------------------------|---|--------------------------|--|---------------------|--|
| No. 9<br>(Ground Floor) | Ground Floor: 65 sq m (700 sq ft)<br>Open plan retail, storage, wc, | Yilmax Barber<br>Limited | 6 Years 11 Months<br>from 1 September 2023 | £7,200              | Note 1: FRI<br>Note 2: Rent review on 01.12.27 open<br>market upward only<br>Note 3: No breaks<br>Note 4: Deposit held of £1,500<br>Note 5: Personal guarantee |

|  |  |  |       |        |  |
|--|--|--|-------|--------|--|
|  |  |  | Total | £7,200 |  |
|--|--|--|-------|--------|--|



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### Property Description:

Comprises ground floor retail shop t/a Barbers with large forecourt suitable for either parking or additional displays, providing the following accommodation and dimensions:

Ground Floor: 65 sq m (700 sq ft)

Open plan retail, storage, wc

### Tenancy:

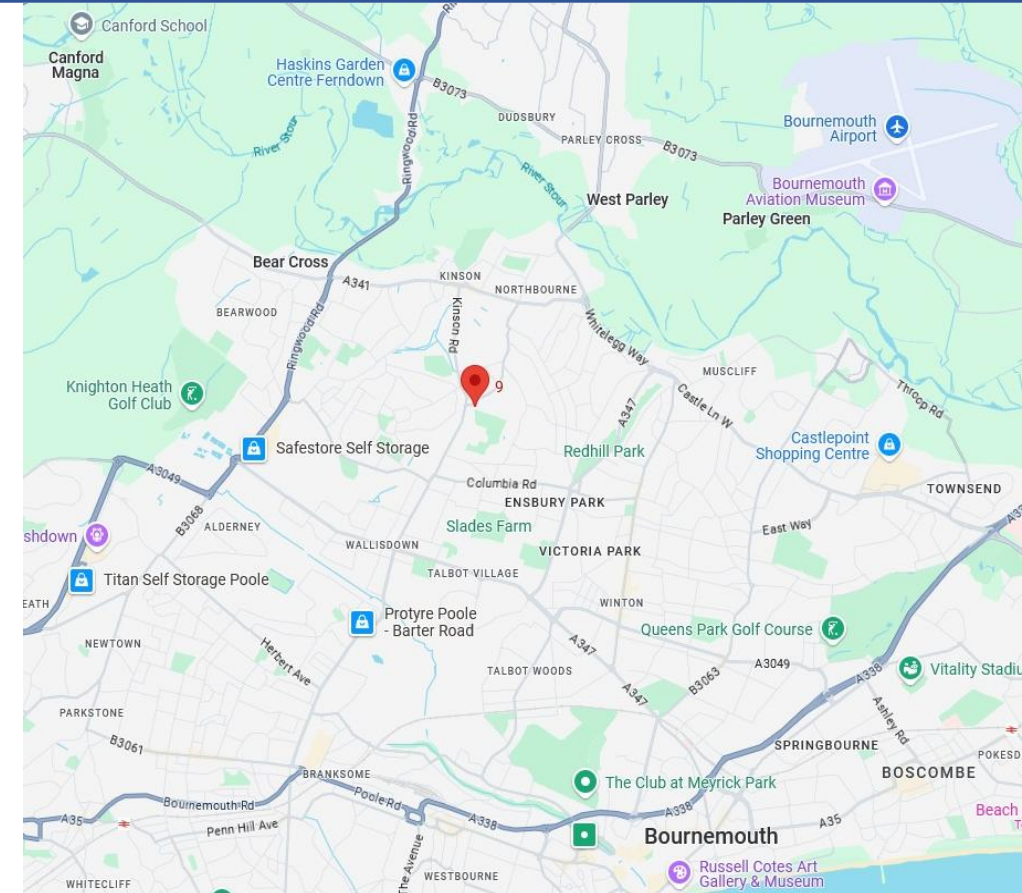
The property is at present let to Yilmax Barber Limited for a term of 6 Years 11 Months from 1<sup>st</sup> September 2023 at a current rent of £7,200 per annum and the lease contains full repairing and insuring covenants. Rent review on 01.12.27 open market upward only. No breaks. Deposit held of £1,500. Personal guarantee.

### Tenure:

Virtual Freehold. Held on a 999 Year lease from 28<sup>th</sup> August 2020 at a ground rent of peppercorn.

### Location:

The property is situated in the middle of a long established retail parade catering for the residential occupiers in the high density housing that surrounds the parade. Occupiers nearby include Chinese takeaway, Fish and Chips, Nail Salon, Esso Petrol Station and more.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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