

**Bournemouth**  
**5 St Clements**  
**Gardens,**  
**Dorset**  
**BH1 4ED**

- **A Freehold Semi-Detached Building Internally Arranged to Provide Housing in Multiple Occupancy (HMO) Accommodation**
- Comprising Four Bedsit accommodation, a Two Bedroom Self-Contained Flat and a One Bedroom Self-Contained Fat
- The property is subject to Multiple Assured Shorthold Tenancies
- Current Rent Reserved  
**£27,328 per annum (equivalent)**

**Seller's Solicitor**

Messrs Lacey's Solicitors (Ref: TJ).  
Tel: 01202 557256.  
Email: t.john@laceyssolicitors.co.uk

**INVESTMENT – Freehold Building**



**Tenure**

Freehold.

**Location**

Bournemouth is a south coastal resort town lying approximately 107 miles south-west of central London, 32 miles west of Southampton and equidistant (5.7 miles) between Poole and Christchurch. With seven miles of sand, the area has traditionally been a popular holiday destination. Bournemouth University is located to the north of the town centre and provides a good source of tenants (18,200 students in 2014/15).

The property is situated on the north side of St Clements Gardens, to the south of its junction with St Clements Road. An extensive range of shops and amenities can be found within the Sovereign Shopping Centre, approximately 0.6 miles away. Bournemouth Rail and Bus Station is located approximately 0.9 miles west of the property. The Wessex Way (A338) provides access in and out of Central Bournemouth to the A31 and M3 Motorway. The entertainment facilities of Bournemouth Pier are approximately 1.8 miles away.

**Description**

The property comprises a semi-detached building arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide HMO accommodation comprising four bedsitting rooms, a two bedroom self-contained flat and a one bedroom self-contained flat.

The property is sold with the benefit of a licence for use as a House in Multiple Occupation until 31st July 2018 by Bournemouth Borough Council. (Licence No: 13/0810).

**Accommodation and Tenancies**

A schedule of Accommodation and Tenancies is set out below.

Floor	Unit	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Ground	Two Bedroom Self-Contained Flat	Reception Room, Two Bedrooms, Kitchen, Shower/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 5th July 2014 (holding over)	£7,920 p.a.
First	Bedsit	Reception Room/Bedroom/Kitchen	Subject to an Assured Shorthold Tenancy for a term of 6 months from 13th October 2015	£4,188 p.a.
First	Bedsit	Reception Room/Bedroom/Kitchen	Vacant	-
First	Bedsit	Reception Room/Bedroom/Kitchen	Subject to an Assured Shorthold Tenancy for a term of 6 months from 16th March 2015 (holding over)	£5,140 p.a.
First	Shower/WC			
First	WC			
Second	Bedsit	Reception Room/Bedroom/Kitchen	Subject to an Assured Shorthold Tenancy for a term of 6 months from 20th July 2009 (holding over)	£3,840 p.a.
Second	One Bedroom Self-Contained Flat	Reception Room, Bedroom, Kitchen, Shower/WC	Subject to an Assured Shorthold Tenancy for a term of 6 months from 27th January 2016	£6,240 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.