

LOT 36 - Bournemouth

Commercial Auction - 7th May 2026

allsop



Freehold Shop, Office and Residential Investment with future Re-development Potential

2, 2A The Triangle & 10A Norwich Road, Bournemouth, Dorset, BH2 5RY

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GUIDE PRICE *

£550,000 - £600,000

Gross Initial Yield 10.3%

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Live Stream (the first lot to be offered at 11am)



Key Features

- Comprising a shop, rear office and 3 x 3 bedroom flats
- Total accommodation of approx. 341.56 sq m (3,677 sq ft)
- Well located within popular coastal resort town, close to Tesco Express, Starbucks, KFC, PureGym and Bournemouth Library
- Potential for future re-development of rear office and 10A Norwich Road (subject to consents)
- VAT is not applicable
- **Six Week Completion Available**

Total Current Rent Reserved

£56,663.64 p.a.

Tenure

Freehold and 3 x unmerged Leasehold interests (see legal pack for further information)

Location

- ★ Bournemouth is an important regional, commercial and tourist centre on the South Coast located 32 miles west of Southampton
- ▲ The town benefits from good communications being located on the A35/A338 which leads to the A31 trunk road to the east of the town, which in turn connects to the M27 south coast motorway
- 🚉 Bournemouth Rail Station with within approx 1.5 miles and provides services to London, Birmingham and Manchester
- 📍 The property is situated on the north side of The Triangle, close to its junction with Norwich Road
- 🛒 Occupiers close by include Tesco Express, Starbucks, KFC, Cafe Nero, CEX, Bournemouth Library, Pure Gym along with a variety of others
- 🛍️ The main shopping precinct is close by with Sports Direct, JD Sports, HSBC, Zara, River Island and Primark

Planning

- The ground floor rear office and 10A Norwich Road may lend themselves to future redevelopment/re-configuration to provide additional residential accommodation, subject to the existing tenancies and obtaining all the necessary consents. All enquiries should be made with the local authority: Bournemouth, Christchurch and Poole Council Contact Number: 01202 123 321 Website: <https://www.bcpccouncil.gov.uk/>

VAT - VAT is not applicable to this Lot.

Allsop

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Address	Present Lessee	Accommodation			Lease Details	Current Rent / Licence Fee (PA)	Next Review / Reversion
2 The Triangle	Rajawi Ltd	Ground Floor Shop (Front)	36.28 sq m	391 sq ft	12 months from 23.03.2026 ⁽¹⁾	£9,600 p.a.	Reversion 2027
2 The Triangle	Tempscan Ltd	Ground Floor Office (Rear) ⁽²⁾	71.42 sq m	769 sq ft	Subject to a license commencing 01.01.2026 ⁽³⁾	£1 p.a.	
Flat 1, 2a The Triangle	Individuals	First floor flat - 3 bedrooms, Kitchen/Living room and shower room/WC	56 sq m	603 sq ft	Rolling tenancy from 01.11.2025	£13,200 p.a.	
Flat 2, 2a The Triangle	Individuals	Second & third floor flat - 3 bedrooms (1 with ensuite shower room), Kitchen/Living room and bathroom	87.33 sq m	940 sq ft	Rolling tenancy from 16.08.2025	£19,500 p.a.	
10a Norwich Street	Individuals	First and second floor flat - 3 bedrooms (1 with ensuite shower room), Kitchen/Living room and bathroom	90.53 sq m	974 sq ft	Rolling tenancy from 16.09.2019	£12,600 p.a.	
Solar Panels	OVO Energy	Solar Panels			Subject to a transferable Feed-In-Tariff (FIT) expiring 26.11.2036	£1,762.64 ⁽⁴⁾ p.a.	Reversion 2037
Total			341.56 sq m	3,677 sq ft	Total	£56,663.64 p.a.	
<p>(1) The tenant pays a fixed contribution of £100 per month towards fire alarm, maintenance, insurance etc and 50% of the water and sewage usage which is shared with the ground floor rear office. (2) Floor area provided on a GIA basis (3) The Vendor intends to terminate the license upon completion of the sale. (4) The Vendor has received £3,081 in income for the period between between 1/5/24 and 29/1/26 (638 days). Annualised this is £1,762.64.</p>							

Featured 1



Featured 2



Featured 3



Featured 4



Featured 5



Featured 6



Featured 7



2 The Triangle

N.B. For identification purposes only

Featured 8



Flat 1 - 2A The Triangle

N.B. For identification purposes only

Featured 9



Flat 2 - 2A The Triangle

N.B. For identification purposes only

Featured 10



Ground Floor



1st Floor

10A Norwich Road

N.B. For identification purposes only

Featured 11



Flat 1

Photo taken November 2025

Featured 12



Flat 1

Photo taken November 2025

Featured 13



Flat 1

Photo taken November 2025

Featured 14





Flat 2

Photo taken September 2024

Featured 16



Flat 2

Photo taken September 2024

Featured 17



Featured 18



Flat 2

Photo taken September 2024

Featured 19



Flat 2

Photo taken September 2024



Flat 2

Photo taken September 2024

Featured 21



Flat 2

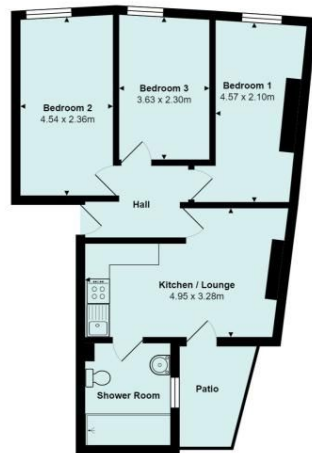
Photo taken September 2024





2 The Triangle

N.B. For identification purposes only



Flat 1 - 2A The Triangle

N.B. For identification purposes only



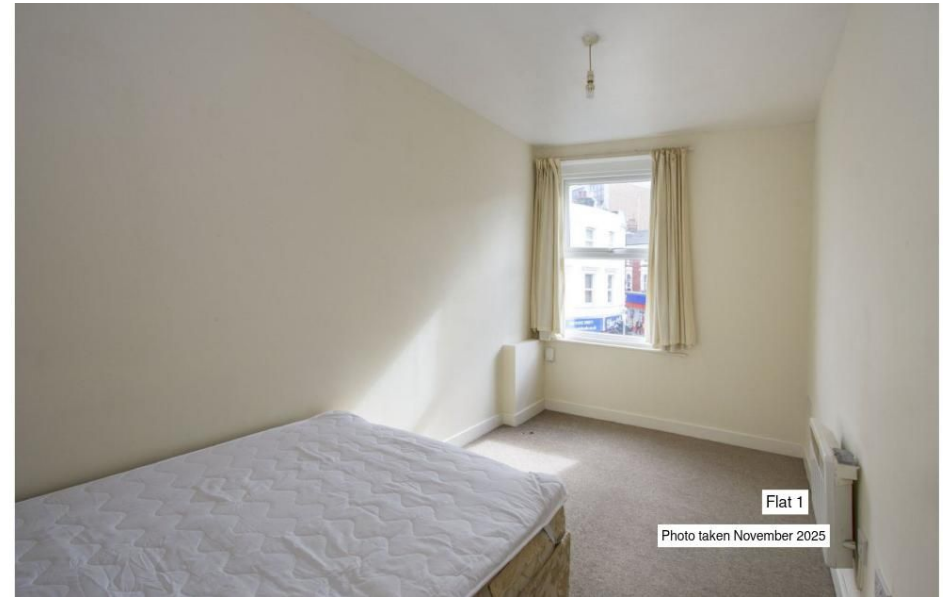
Flat 2 - 2A The Triangle

N.B. For identification purposes only



10A Norwich Road

N.B. For identification purposes only



Flat 1

Photo taken November 2025



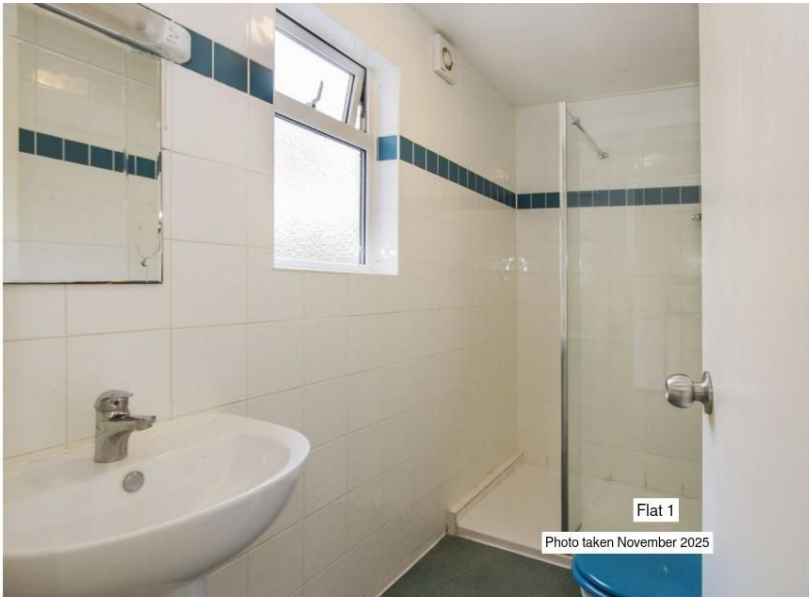
Flat 1

Photo taken November 2025



Flat 1

Photo taken November 2025





Disclaimer

-- **Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters**

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
1. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

2. The reserve price is the minimum price at which the Lot can be sold.
3. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

4. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:
Residential Auctions
 - Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
 - Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VATCommercial Auctions
 - All Lots: Buyers Fee £1,500 excluding VAT
1. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

2.

VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

3. Please note that Lots may be sold or withdrawn at any time prior to auction.
4. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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