



Commercial Road, Bournemouth

Price £450,000

Commercial & residential investment | Bournemouth town centre | Retail shop (let on lease) | Shop rental of £19,200 | Four bedroom apartment above | Residential rental £27,600 P.A | Apartment is of high standard | Apartment has four en-suite bathrooms | Freehold | Contact us for a viewing/more details



Commercial &
Residential Property



4 Bedrooms



4 En-Suites



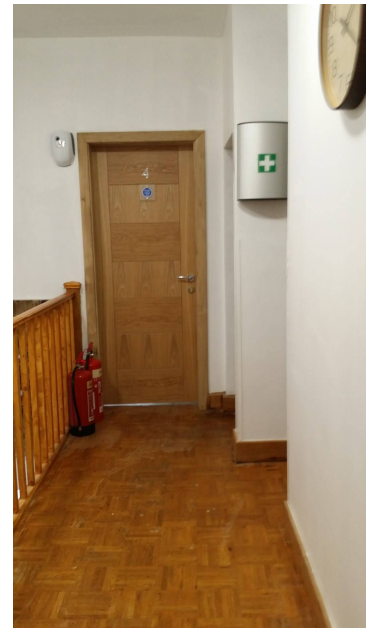
1033 sqft
(96 sqm)



Freehold

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Tel: 01202 551022 | Email: inf@fahren.co.uk | Web: www.fahren.co.uk



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Ground Floor Shop

Max Width: 9'11" (3.0 m)

Max Depth: 30'5" (12.3 m)

Sales area: 462.84 (43 sq.m.)

Apartment

Living Accommodation - Stairs to landing with access to:

Bedroom 1: 14'5" x 13'3" (4.41m x 4.03m)

Bedroom 2: 11'9" x 6'6" (3.58m x 2.04m)

Both bedrooms have en-suite shower rooms

Kitchen: 8'10" x 7'4"

Further stairs to second floor landing with access to:

Bedroom 3: 15'0" x 13'6" (4.57m x 4.11m)

Bedroom 4: 10'5" x 13'6" (3.18m x 4.11m)

Both bedrooms have en-suite shower rooms

Fahren Estate Agents are pleased to offer for sale this commercial / retail investment opportunity, situated in the up and coming district of the Triangle in Bournemouth Town Centre. The property is set in a prominent position in Commercial Road, and is only minutes away from central transport links and the main shopping centre.

The retail shop is currently being let as a Takeaway (A3/A5 Cafe/ Takeaway), with a four bedroom maisonette split over the first and second floors above. The apartment is of a high standard with each bedroom having its own en-suite (2 single bedrooms, one double bedrooms and one twin bedroom).

PLANNING

A3/A5 Café/Takeaway (Trading hours are between 8.00am to 11:00pm)

C3 Dwelling House

Change of use of ground floor premises from cafe (Class A3) to cafe (Class A3) and takeaway (Class A5) use was granted 20th June 2014. Ref. No. F.

TENURE

The retail shop is currently let at a rental of £19,200, payable

monthly in advance, on a contracted out lease from 5th October 2016 and expiring on 31st July 2026, with rent reviews on 1st August 2019, 2022, and 2025. There is a rent deposit of £8,000.

The maisonette is currently being let on a room by room basis earning, £27,600 per annum. (This includes all bills.)

TOTAL income from letting: £46,800 per annum.

RATEABLE VALUE

£7,200 Council Tax Band: C With effect from 1st October 2010 to 31st March 2016 premises with rateable values below £6,000 will received 100% small business rate relief (no rates paid). From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

EPC Rating for the Maisonette - Current 74 (C), Potential 75 (C)
Environmental Impact Rating the Maisonette - Current 72 (C), Potential 73 (C)



If you would like to book a viewing or discuss selling your property please contact us

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