



BOURNEMOUTH, DORSET

LOCATION	Cotlands Road car park approx. 350 yards. Lansdowne University Buildings approx. 450 yards. Central Office Development Zone 500 yards. East Cliff - Cliff Top approx. 500 yards. Bournemouth Travel Interchange approx. 850 yards. Bournemouth International Centre approx. 1 mile.
FEATURES	Corner site fronting busy main road. Newly refurbished ready for carpeting and final fit out. Passenger lift to all floors. Full gas fired central heating. New UPVC double glazing. External fire escape. New flat roof. Flexible accommodation offering considerable potential. Some off road parking.
SUMMARY OF ACCOMMODATION	<p><u>Ground Floor</u> Entrance Vestibule with passenger lift access. The remainder of the ground floor will be occupied by a Co-Operative Convenience Store.</p> <p><u>First Floor</u> 10 Letting Rooms (all en-suite). Conference Room (Suit Restaurant/Kitchen). Ladies & Gentleman's Cloakrooms. (Suit 2 Additional Letting Rooms/Reception).</p> <p><u>Second Floor</u> 15 Letting Rooms (all en-suite).</p> <p><u>Third Floor</u> 1 x 2 Room Suite and 12 Letting Rooms (all en-suite).</p> <p><u>Outside</u> Accessed off Annerley Road is a tarmacadam forecourt for 5/6 vehicles.</p>
TRADING & BUSINESS	The accommodation is offered with full vacant possession.
LICENCES/ PERMISSIONS	Planning consents (7-2010-536-Z) and (7-2016-536-AB) have been granted for 17 self-catering apartments.
RATEABLE VALUE	To be assessed.
TENURE	FREEHOLD or LEASEHOLD. The owner will also grant a new 10 year lease at a commencing rent of £110,000 per annum.
PRICE	Offers in Excess of £1.2 million.

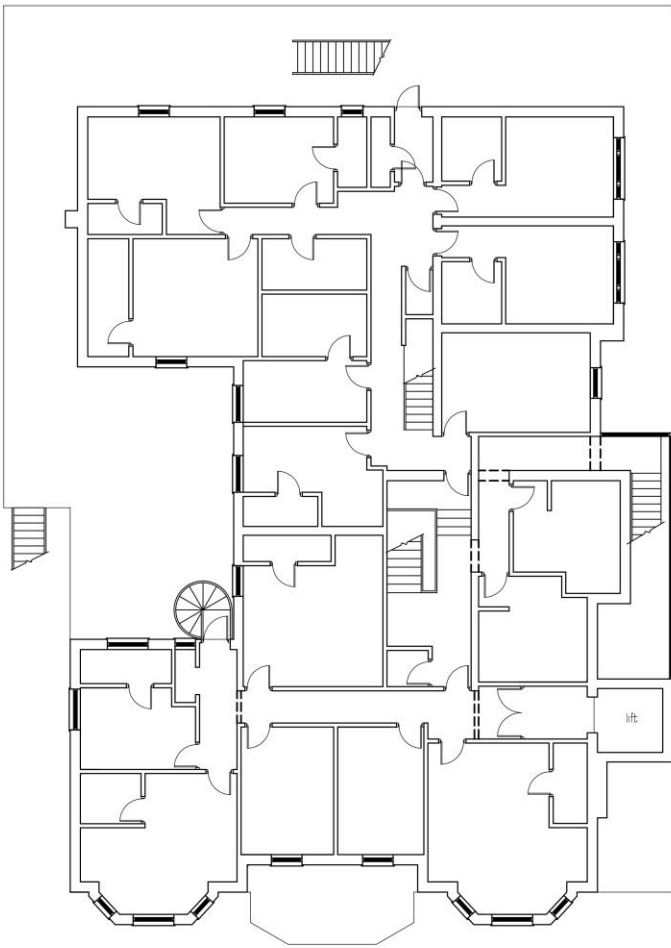
Ref: H1931
IP613032

Southampton t: 023 8022 7337 • Winchester t: 01962 869667

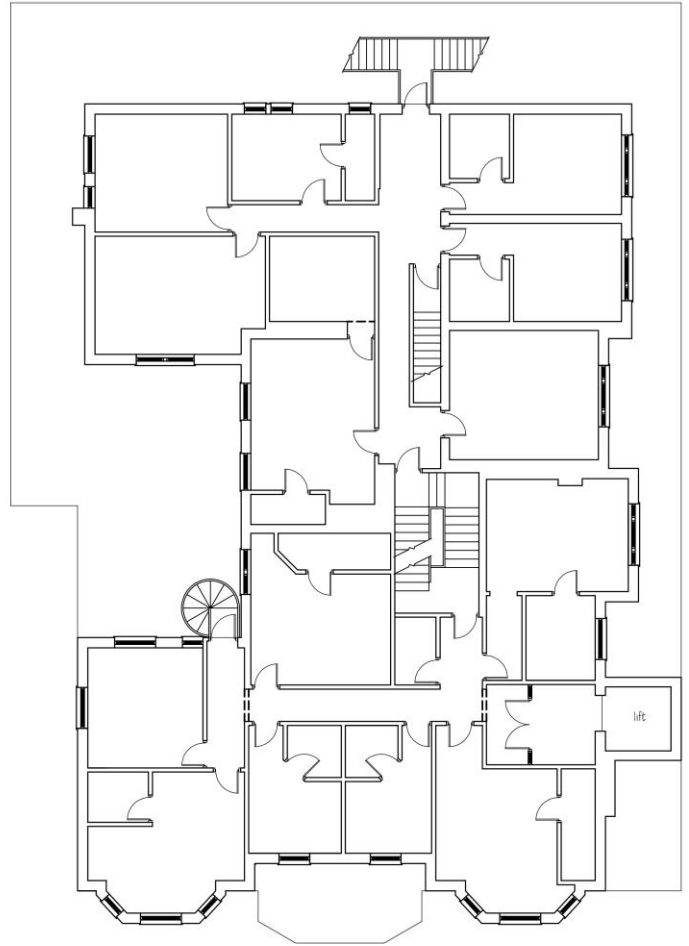
These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract.

STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE

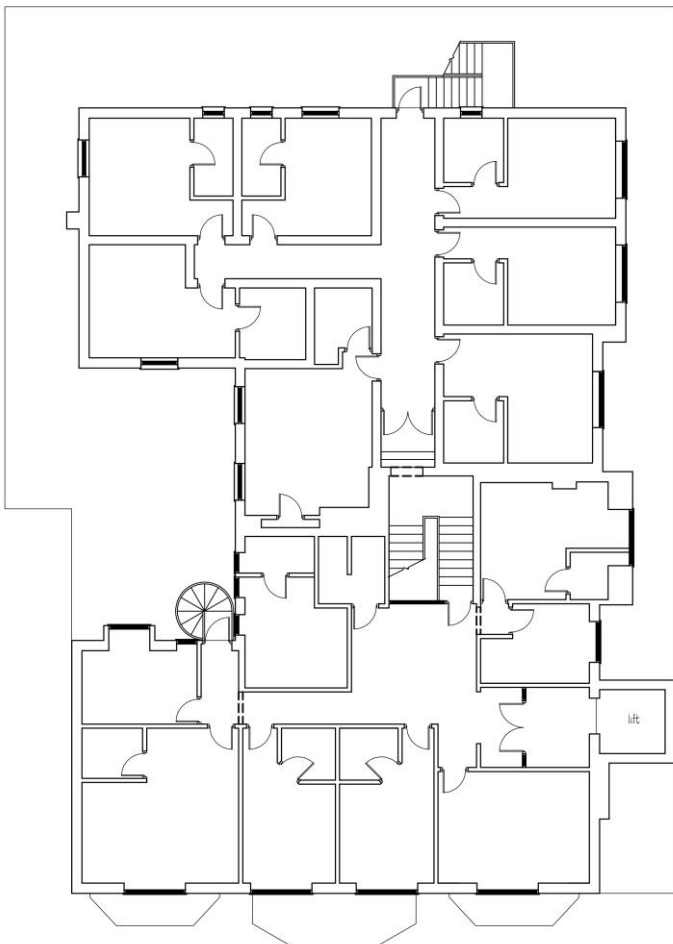
Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment.



existing first floor plan



existing second floor plan



existing third floor plan

ALL DISTANCES & MEASUREMENTS ARE APPROXIMATE & SHOULD NOT BE RELIED UPON. GOADSBY DO NOT TAKE RESPONSIBILITY FOR SUCH ITEMS THAT MAY BE SUBJECT TO HIRE, LEASE, OR HIRE PURCHASE AGREEMENTS AND RECOMMEND THAT PURCHASERS SATISFY THEMSELVES IN THIS REGARD. PHOTOGRAPHS ARE REPRODUCED FOR IDENTIFICATION PURPOSES ONLY AND IT CANNOT BE INFERRED THAT ANY ITEM SHOWN IS INCLUDED WITHIN THE PURCHASE. VIEWING STRICTLY BY PRIOR APPOINTMENT THROUGH GOADSBY.

IDENTIFICATION Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.