



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**797/797a CHRISTCHURCH ROAD  
BOSCOMBE BOURNEMOUTH BH7 6AW**



## Freehold shops and residential ground rents FOR SALE

- Prominent corner position lock up Shop and basement.  
June 2021 rent review ERV £9,000 p.a.
- 3 residential flats which have been sold off on long leases.  
One residential lease yet to be extended. approx. 66 years  
unexpired

**FREEHOLD  
£109,950**

Arrange a viewing today

**01202 551821**

**[bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)**

## **SITUATION AND DESCRIPTION**

The property occupies a prominent corner position at the junction of Christchurch Road and Parkwood Road approximately ½ mile east of the pedestrianised section of Christchurch Road and ¼ miles west of Pokesdown Railway station.

The property, which is freehold, comprises a substantial property arranged over ground, basement, first and second floors. The commercial shop is arranged over ground floor and basement. The residential entrance is located off Parkwood road and we understand the first and second floors comprises 3 residential flats which have been sold off on long leases. The 3 shops on Parkwood road have been sold off on a long lease.

## **ACCOMMODATION**

### **797 Christchurch road**

Main Shop	20'07" x 18'06" (6.27m x 5.63m)
Rear Shop	14'00" x 12'00" (4.26m x 3.65m)
Basement (room 1)	10'00" x 12'00" (3.04m x 3.65m)
Basement (room 2)	15'00" x 18'02" (4.57m x 5.53m)

### **797a Christchurch Road**

Residential Accommodation (uninspected)

## **RATEABLE VALUE**

797 Christchurch Road      £5,900

## **PLANNING**

We understand that the existing ground floor commercial premises are Class A1 retail use

## **TENANCIES**

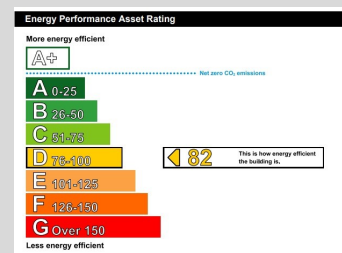
797 Christchurch Road is held by way of a 21 year lease from 25<sup>th</sup> June 2006. Rent reviews are every 3<sup>rd</sup> year, the rent is £7,500 p.a. (we have not had sight of the lease)

There is a June 2021 rent review. ERV £9,000 p.a.

797a Christchurch Road. The 3 residential flats are held on sub leases which are held on 99 year leases from 25<sup>th</sup> March 1987. 2 flats have already extended their leases. Lease extension premiums on both flats in excess of £11,000.

1a,1b and 1c Parkwood road will be held by way of a new 999 year lease at a peppercorn ground rent. The tenant will be liable to contribute towards buildings insurance for all shop units and a service charge contribution only for 1a Parkwood road.

## **EPC RATING D**



## **FREEHOLD**

£109,950 for the freehold subject to the existing tenancies and rental income.

## **VIEWING AND FURTHER DETAILS**

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

**Tel: 01202 551821**

**Website: [www.ellis-partners.co.uk](http://www.ellis-partners.co.uk)**

## **MONEY LAUNDERING REGULATIONS**

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting 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 or tenant once terms have been agreed.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.