



ELLIS AND PARTNERS  
INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## SHOP AND FLATS - FOR SALE



- Shop currently rented at £20,000 p.a.
- Total income from flats £23,400
- Good location
- Total rental income £43,400 p.a.

**Price**  
**£750,000 Freehold**

**12 Bridge Street, Christchurch, Dorset, BH23 1EB**

## SITUATION AND DESCRIPTION

The property is located a short distance from Christchurch Town Centre between the two bridges on Bridge Street. The property is located immediately opposite Prezzo.

The ground floor currently provides a lock up shop with kitchenette and cloakrooms and there are two flats above.

## TENURE

The shop is let on a 5 year lease expiring on 2nd March 2028 at a rental of £20,000 p.a.. A two month deposit is being held and there is a directors guarantee in place.

Flat 1 is let at £13,200 p.a. for 6 months from 6th May 2023.

Flat 2 is let at £10,200 p.a. for 6 months from 19th June 2023.

## COSTS

£750,000 freehold

Alternatively the long leasehold (999 years) of the shop only can be purchased at £300,000.

## BUSINESS RATES

Rateable Value : £10,500

Flat 1 - Band C

Flat 2 - Band B

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.

## ACCOMMODATION

Ground Floor

Gross Internal Area of

whole of ground floor shop: 2,464 sq.ft. (229 sq.m.)

Flat 1

3 Bedrooms, Kitchen, Lounge, Bathroom

Flat 2

2 Bedrooms, Kitchen, Lounge, Bathroom

## LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

## VIEWINGS

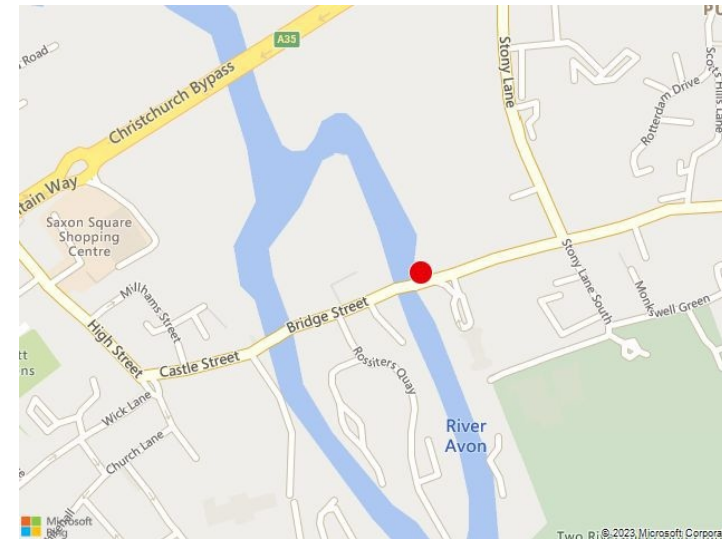
By arrangement with Ellis and Partners through whom all negotiations are to be conducted.

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## 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.