



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## 93 OLD CHRISTCHURCH ROAD BOURNEMOUTH BH1 1EP



### Vacant Retail and Ground rent Residential Investment Premises FOR SALE

**FREEHOLD**  
**£210,000**  
**Plus VAT**

- Ground floor shop sold with vacant possession
- Flats are sold off on long leases at a total rent of £1324 p.a..

## SITUATION / DESCRIPTION

The property is located within the heart of the town centre within the pedestrianised section of Old Christchurch Road. Nearby occupiers include Café Nero, TK Maxx, Tony & Guy and Richmond Garden Shopping Centre.

The property comprises a large open plan ground floor and basement retail premises with 4 flats over.

## ACCOMMODATION

### **Retail premises**

#### Ground Floor

Sales Area: 843 sq.ft. (78.42 sq.m.)

Store and Disabled WC

#### Basement

Store: 524 sq.ft. (48.70 sq.m.)

Total area: 1367.81 sq.ft. (127.12 sq.m.)

Residential 1 668 sq.ft.

Residential 2 727 sq.ft.

Residential 3 814 sq.ft.

Residential 4 704 sq.ft.

## PLANNING

Long established Class A1 retail use

This property falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports and Medical use, crèche/day nursery

Class C3 dwelling

## TENURE

Retail premises is being sold with vacant possession.

There are three flats which are sold on long lease holds which expire on 28th September 2191. The current ground rent is £358.00 p.a. for each flat. There is a rent review every 10 years with the next review due on 29th September 2032.

The fourth flat is also on a long leasehold but expires on 4th March 2144. The current ground rent is £250 p.a. until 31st December 2031, rising thereafter by £250 p.a. every 15 years until £2,250p.a. from 1st January 2137.

Current total residential ground rent income: £1324 p.a.

## PRICE

£210,000 plus VAT Freehold

## EPC RATING for shop C

## 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)**



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