



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

33 SEA ROAD BOSCOMBE BOURNEMOUTH BH5 1DH



Vacant Retail and Residential Investment FOR SALE

- Shop sold with vacant possession. Ideal for owner/occupier.
- 8 Flats on 125 year leases with annual ground rent of £1,850
- Potential rental income for shop/restaurant when fully let £13,000 p.a. plus VAT approx.

FREEHOLD
£130,000
plus VAT

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Sea Road is situated in the busy suburb of Boscombe just off the main pedestrianized area. There is plenty of passing traffic and high footfall from the local residential community as well as holiday makers and tourists.

The subject premises are located on a prominent corner position.

ACCOMMODATION

Retail shop/restaurant on ground floor and basement currently trading as restaurant/café.

8 Flats all let on long leasehold on ground, first and second floors.

TENURE

Restaurant/shop - Vacant.

Flats 1-7 let on 125 year lease from 2017 at a ground rental of £250 each with uplifts every 15 years.

Flat 8 let on 125 year lease from 2nd March 2017 at a ground rent of £100 p.a. with uplifts every 15 years.

PRICE

£130,000 freehold plus VAT

PLANNING

Class E

A3 Dwelling house.

LEGAL FEES

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

EPC Rating D - Commercial Only

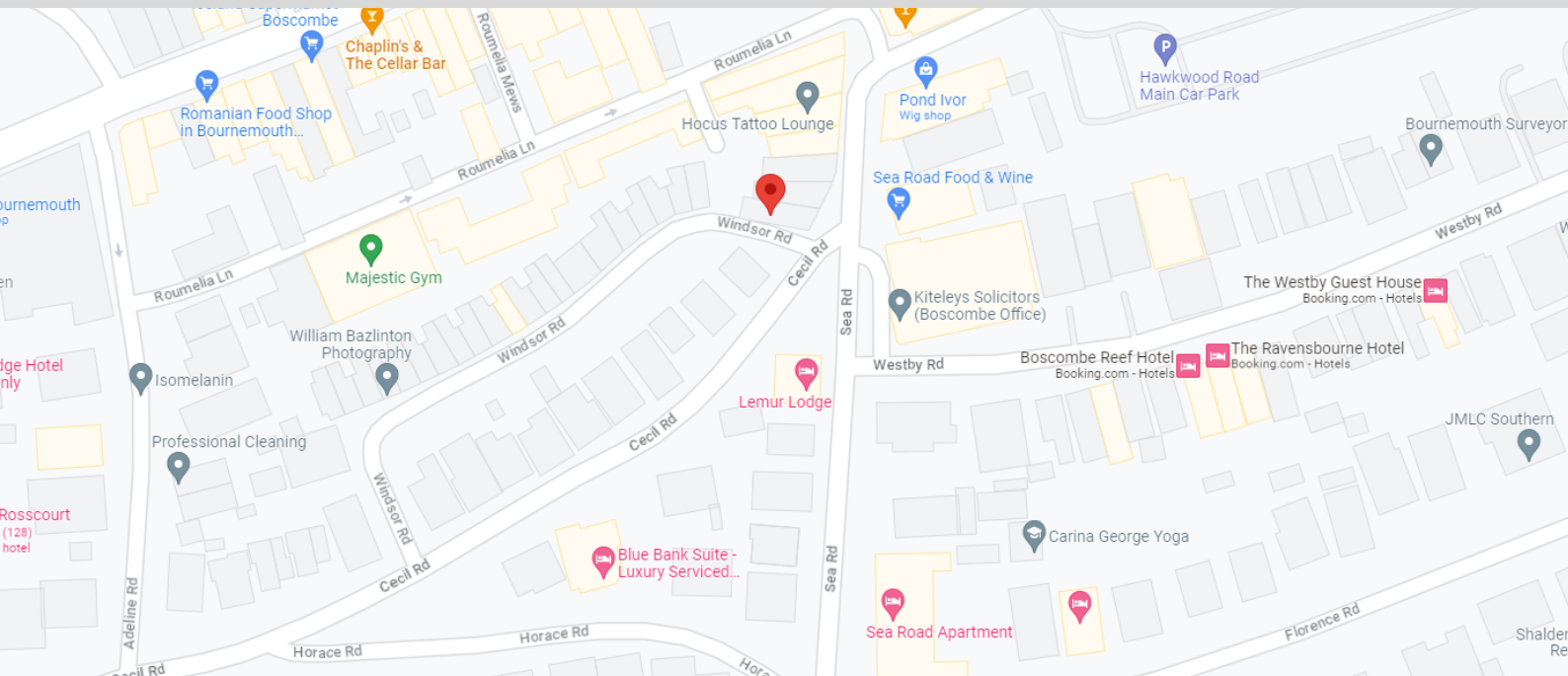
VIEWING AND FURTHER DETAILS

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

Tel: 01202 551821

Website: www.ellis-partners.co.uk

Google maps



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.