



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

706 WIMBORNE ROAD MOORDOWN BOURNEMOUTH BH9 2EG



RETAIL INVESTMENT FOR SALE

- Prominent corner position retail shop adjoining Tesco Express let at £8,400 p.a. Upper floor masionette sold off on long leasehold
- Ground floor area: 322 sq.ft. (29.9 sq.m.) Approx

£125,000
Freehold

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

A commercial corner freehold investment double fronted shop unit for sale. The freehold comprises of the ground floor shop unit, currently let at £8,400 p.a. and long leasehold on the maisonette above.

Situated adjoining Tesco, in a prominent location on Wimborne Road with high traffic and foot flow along this busy shopping area in Winton and Moordown.

ACCOMMODATION

Shop

Width 16'10" (5.1m)
Return frontage window 11'00" (3.3m)
Depth 19'02" (5.8m)
Sales Area 322 sq.ft.(29.9 sq.m) Approx.

Outside

Parking for one vehicle adjoining the shop

Living Accommodation

uninspected

RATEABLE VALUE - £5,800 (previously £5,500)

EPC RATING

Shop—Rating C-71

Flat EPC Rating E

RESIDENTIAL LEASE

189 Year lease from 13th August 1989.

COMMERCIAL LEASE

The ground floor shop was let on a 5 year tenancy from 1st March 2021 at a rental of £8,400 p.a. to Bradleigh Sydenham who is trading as BH Bullyz. The tenancy agreement is within the provisions of the Landlord & Tenant Act. The tenancy agreement included a tenant only break clause on 1st August 2023. The tenant has no obligations to contribute towards any service charge for the maintenance of the building. The tenancy agreement is non assignable.

The landlord is holding a 3 month rent deposit

FREEHOLD

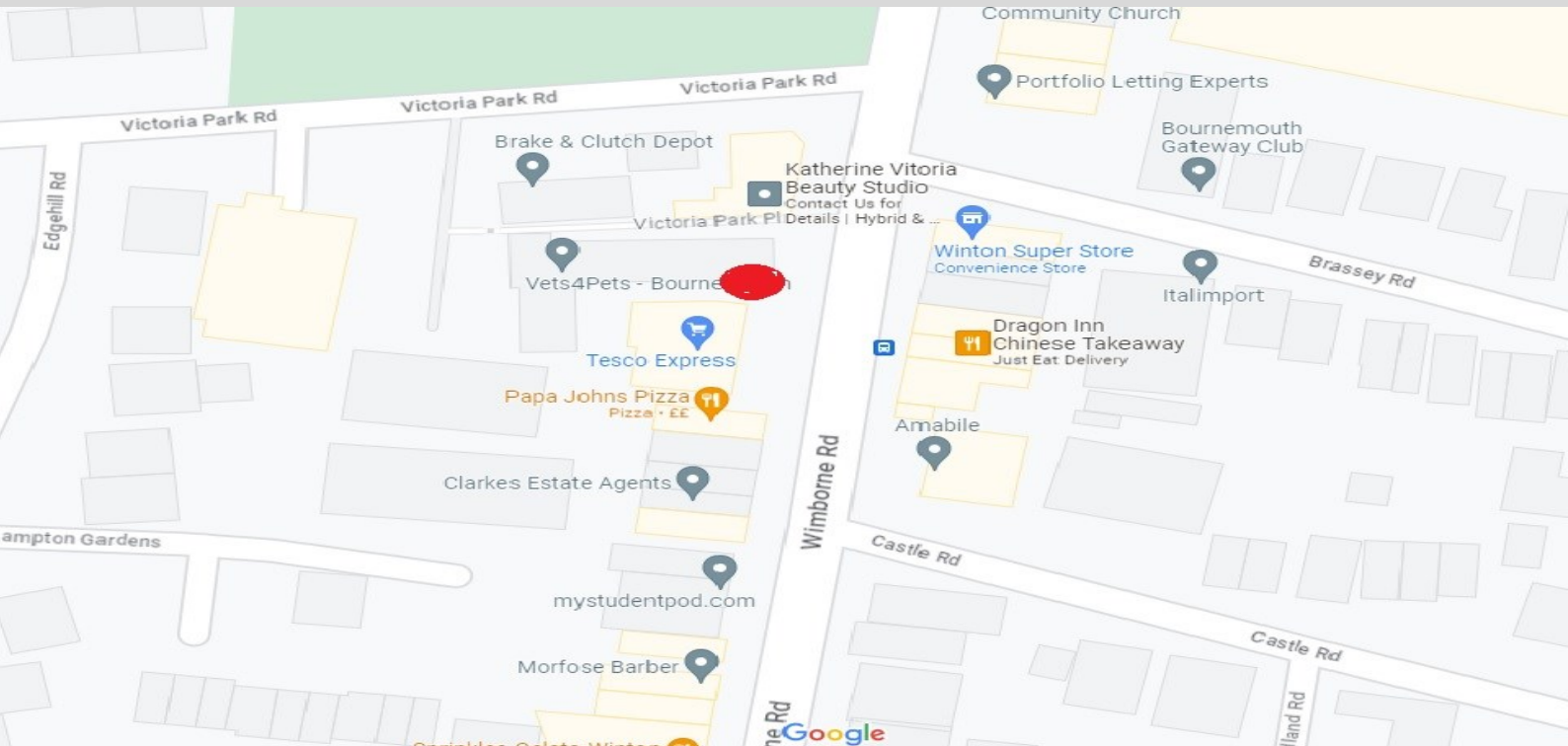
£125,000 for the freehold interest of the property and subject to the existing tenancy agreement and income.

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



© 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.