



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

3 BANK BUILDINGS 1486 WIMBORNE ROAD KINSON BOURNEMOUTH BH11 9AA



Shop and living accommodation FOR SALE

- Mid terrace shop and self contained 2 bedroom flat
- Shop Sales area 486 sq.ft. (45 sq.m.) plus ancillary storage
- Flat tenant holding over

£260,000
Freehold

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

The Suburb of Kinson is about 4 miles north of Bournemouth Town Centre. There is an established shopping centre that is predominantly occupied by local traders but does include a Tesco Supermarket and Costa Coffee. Banks Parade, which is located between Kinson Road and School Lane, comprises a small parade of 4 shops. The Parade benefits from parking immediately outside for customers.

The subject property is a mid terraced shop and flat. The ground floor shop has a main sales area and ancillary stores and offices to the rear and an outside cloakroom. The residential accommodation is accessed from the rear of the building. The accommodation comprises 2 bedrooms, lounge kitchen and bathroom. There is a long term tenant in occupation of the flat. The flat is in need of renovation and modernisation throughout

ACCOMMODATION

Shop
Width 18'00" (5.4m)
Depth 27'00" (8.2m)
Sales Area 486 sq.ft. (45 sq.m.) Approx
Office / Store 13'00" x 13'06" (3.9m x 4.1m)
Office Store 9'00" x 16'00" (2.7m x 5.1m)
Including Kitchenette
Understairs cupboard
Outside WC

Living Accommodation

Staircase from rear yard into flat
Bedroom 1 8'10" x 15'08" (2.7m x 4.7m)
Bedroom 2 9'00" x 12'00" (2.7m x 3.6m)
Lounge (mid) 14'08" x 10'01" (4.4m x 3.0m)
Bathroom 6'10" x 5'03" (2.1m x 1.6m)
Kitchen 13'00" x 7'07" (3.9m x 1.3m)

Outside

Large Tarmacked Yard with shared driveway onto School Lane

RATEABLE VALUE - £8,300 (previously £6,200)

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

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

COUNCIL TAX - Band A

TENURE

The flat has a long standing tenant who is holding over on an expires Assured Shorthold Tenancy (AST). The AST was for a period for 36 months from 21st June 2018 at a rental of £420.00 pcm

EPC

Rating—C-57

PRICE

Freehold £260,000 subject to the existing residential tenancy

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



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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.