



# ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

## 16 SOUTHBOURNE GROVE SOUTHBOURNE BOURNEMOUTH BH6 3QZ



### Retail and Residential Investment FOR SALE

- Ground and basement retail unit trading as The Pet Shop Guys let at £16,500 p.a.
- Two Self contained flats above both let on AST's @ £925 pcm and £950 pcm
- Total Income £39,000 p.a.

**FREEHOLD**  
**£575,000**

Arrange a viewing today

**01202 551821**

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## SITUATION AND DESCRIPTION

Southbourne is a popular and affluent residential district approximately midpoint between Bournemouth and Christchurch town centres. Southbourne Grove is the main shopping area that serves not only Southbourne but Tuckton and Boscombe East. The road has a good mix of both local and national retailers including Sainsbury Local, Coffee No1., Tesco Express, Boots the Chemists, Costa Coffee and Loungers Café.

The subject property is mid terraced and South facing. The commercial unit comprises an open plan ground floor sales area with storage and cloakroom to the rear. There is rear access into the yard. The basement unit has two basement rooms that are accessed from a floor hatch. One of the basement rooms is under 14 Southbourne Grove (Post Office). At the rear of the building is an external metal staircase that provides access to both flats. The first floor flat (Flat A) comprises bedroom, lounge, adjoining room to the lounge, large kitchen, bathroom and storage cupboard. The second floor flat (Flat B) comprises two bedrooms, lounge, large kitchen, bathroom and storage cupboard.

Outside there is a decent sized yard to the rear of the property that is accessible for both pedestrians and vehicles.

## ACCOMMODATION

### Ground floor

Width	12'00" (3.6m)
Depth	52'08" (16.1m)
<b>Sales Area</b>	<b>624 sq.ft. (57.9 sq.m.) Approx</b>
Rear Stores	11'10" x 10'04" (3.6m x 3.1m)
Toilet	
Basement (floor hatch access)	
Room 1	18'08" x 14'00" (5.6m x 4.2m)
Room 2 (under No14)	18'00" x 14'00" (5.4m x 4.2m)

### Flat 16a (first floor)

Bedroom	14'03" x 14'02" (4.3m x 4.3m)
Lounge	9'02" x 17'06" (2.8m x 5.3m)
Room off Lounge	9'02" x 17'06" (2.8m x 5.3m)
Kitchen	12'06" x 14'06" (3.8m x 4.4m)
Bathroom	8'03" x 6'00" (2.5m x 1.8m)
Bath washbasin and toilet	
Storage	9'04" x 2'08" (2.8m x 0.8m)

### Flat 16b (second floor)

Bedroom	9'02" x 16'00" (2.8m x 4.8m)
Bedroom	9'02" x 19'06" (2.8m x 5.9m)
Lounge	14'00" x 13'00" (4.2m x 3.9m)
Kitchen	12'06" x 13'06" (3.8m x 4.1m)
Bathroom	9'02" x 5'04" (2.8m x 1.6m)
bath wash basin and toilet	
Storage	9'02" x 3'07" (2.8m x 1.1m)
Entrance Lobby	12'06" x 6'00" (3.8m x 1.8m)

**RATEABLE VALUE** - £11,500 (previously £11,500)

### Council Tax

Flat A – Band B  
Flat B – Band B

### EPC

Commercial shop -  
Flat A - Rating C  
Flat B – Rating C

### PLANNING

There is no recent online planning history available about the property.

### TENANCIES

#### Commercial Premises

12 year lease commencing from 12 March 2018 let to The Pet Shop Guys Southbourne Limited Company No. 04468446. Internal repairing lease with service charge contribution of 2/5<sup>th</sup> of the service costs. Permitted User is Class A1 retail. The lease is subject to 3 yearly RPI rent reviews. The 25<sup>th</sup> March 2024 rent review has been settled at £16,500 p.a.

#### Flat A

Let on an initial six month AST dated 19<sup>th</sup> November 2020 . The rental is now £950 per calendar month

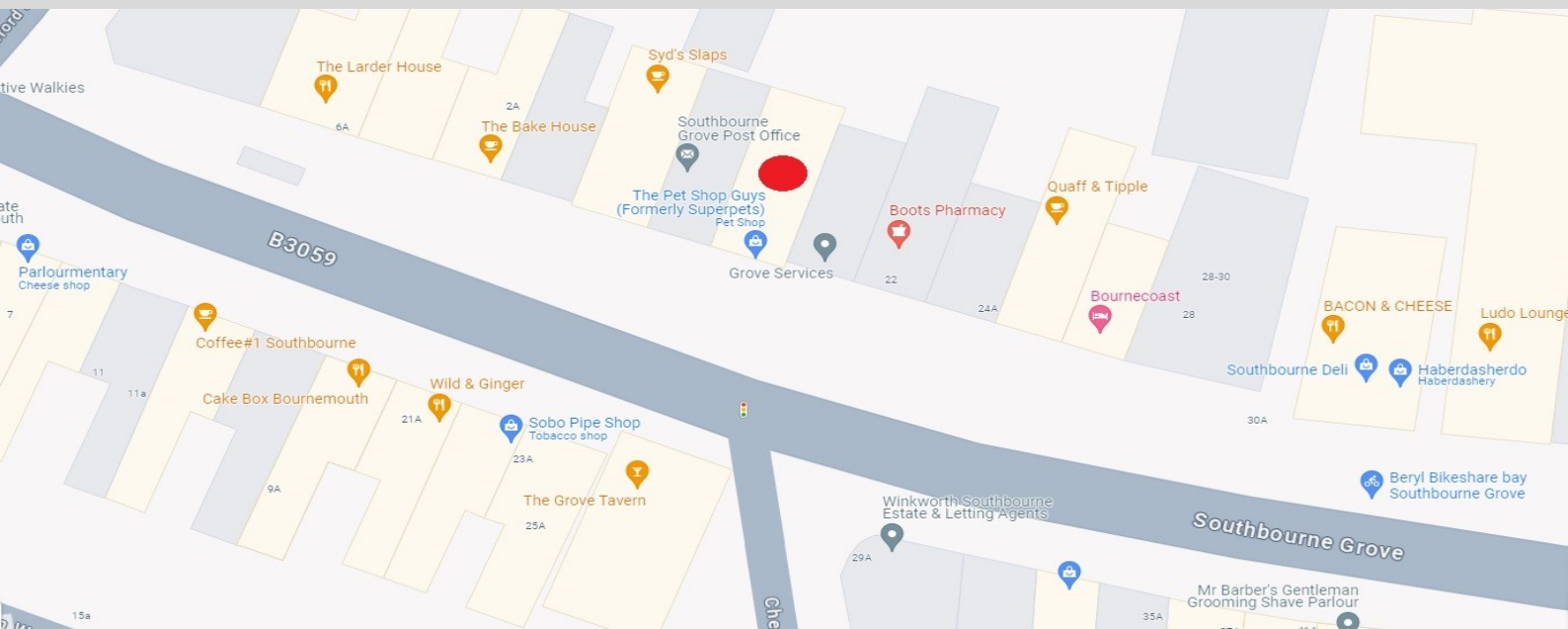
#### Flat B

Let on an initial six month AST dated 30<sup>th</sup> June 2021. The rent is now £925 per calendar month.

**Total Income £39,000 p.a.**

### Price

£575,000 Freehold subject to and with the benefit of the existing tenancies and income



### 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