



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

10/10a WESTBOURNE ARCADE WESTBOURNE DORSET BH4 9AY



Lock up shop and Flat FOR SALE

- Situated in the sought after Westbourne Arcade
- Ground floor lock up shop
- Maisonette Flat
- Grade II Listed

**Freehold For Sale -
£475,000**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

Situated in the popular Westbourne Arcade which is a busy thoroughfare which connects Poole Road to Seamoor Road and consists of many independent retailers.

The property consists of a ground floor shop and flat over first and second floors. Vacant possession of the flat is available.

The property benefits from a newly installed slate roof.

ACCOMMODATION

Ground Floor Shop - 39.59 sq m / 425 sq ft

Basement - 28.45 sq m / 306 sq ft

Total - 68.04 sq m / 732 sq ft

Private rear garden, access from the basement.

Maisonette flat consists of:

- 3 bedrooms
- Lounge
- Kitchen
- Bathroom
- Separate W/C
- Gas central heating
- 126 sq m / 1330 sq ft in total

RATEABLE VALUE - £13,000

COUNCIL TAX - B

EPC RATING - Shop B 38 - Flat C 70

TENURE

The shop (10 Westbourne Arcade) is currently let on a 6 year lease from March 2023. Rent Review in 2026 Rent is £15,000 p.a. and paid quarterly in advance on usual quarter days.

The flat above (10a Westbourne Arcade) is let on a 5 year lease from May 2023. Rent is £12,000 p.a. paid quarterly in advance.

PLANNING

Shop - Class E Use

From September 2020 this property falls within Class E Commercial Businesses and Services, which include A1, A2, A3, B1, Indoor sports and Medical use, crèche/day nursery

Flat - C4 Use

LEGAL FEES

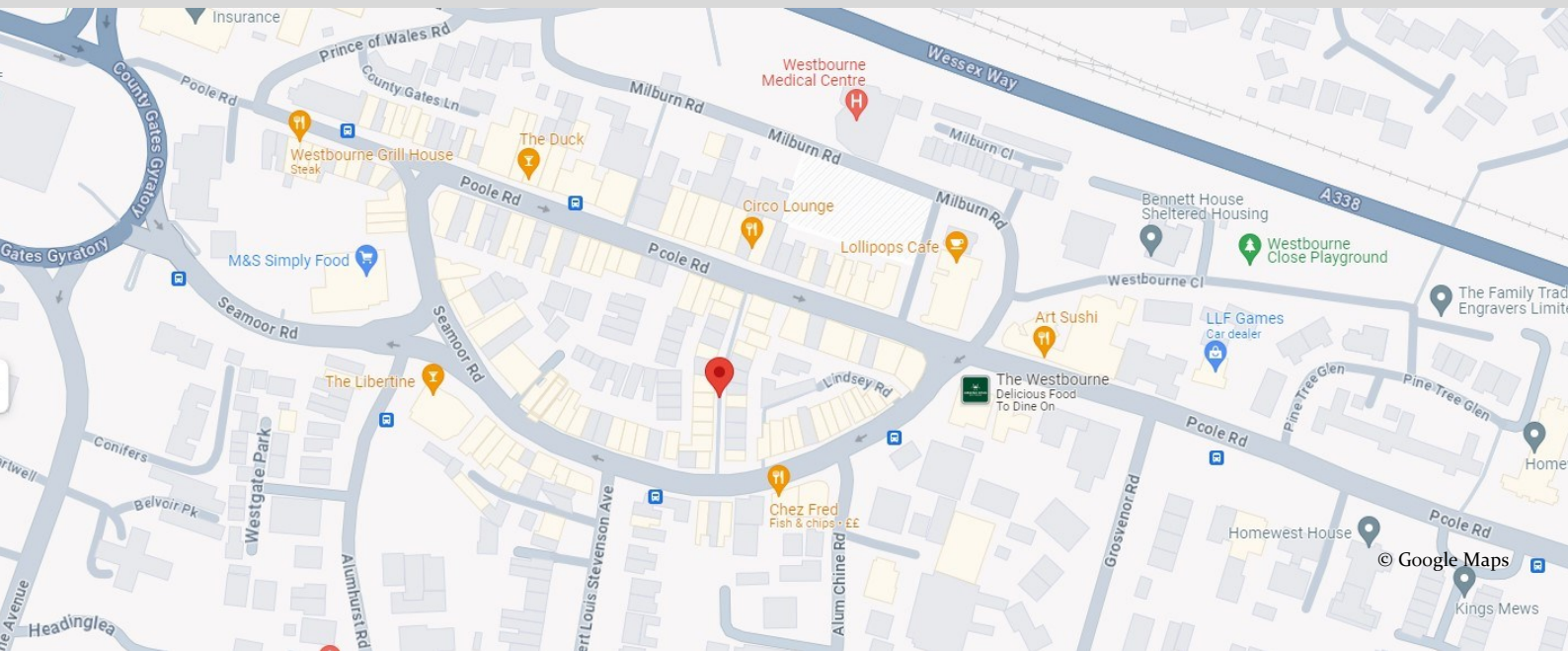
Each party be responsible for their own legal fees.

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



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.



