



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

146 COMMERCIAL ROAD BOURNEMOUTH DORSET BH2 5LU



Commercial & Residential Investment FOR SALE

£450,000
Freehold

- Shop let on lease
- Shop rental £19,200
- Residential rental £27,600 including all bills

Arrange a viewing today

01202 551821

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SITUATION AND DESCRIPTION

The property occupies a prominent position on Commercial Road in a busy parade of shops. It is within walking distance of Bournemouth Town Centre.

The premises consist of a commercial shop, currently being used as a takeaway plus a four bedroom maisonette on the upper floor which have been fitted out to a high standard.

ACCOMMODATION

Shop

Ground floor shop

Max Width: 9'11" (3.0 m)
Max Depth: 30'5" (12.3 m)
Sales area: 462.84 sq.ft (43 sq.m.)

Living Accommodation

Stairs to landing with access to:

Bedroom 1: 14'5" x 13'3" (4.41m x 4.03m)
Bedroom 2: 11'9" x 6'6" (3.58m x 2.04m)
Both bedrooms have en-suite shower rooms
Kitchen: 8'10" x 7'4"

Further stairs to second floor landing with access to:

Bedroom 3: 15'0" x 13'6" (4.57m x 4.11m)
Bedroom 4: 10'5" x 13'6" (3.18m x 4.11m)
Both bedrooms have en-suite shower rooms

RATEABLE VALUE - £7,200

Council Tax Band: C

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

TENURE

Shop is currently let at a rental of £19,200 payable monthly in advance on a contracted out lease from 11th August 2017 and expiring on 31st July 2036, with rent reviews on 1st August 2019, 2022, 2025, 2028, 2031, 2034. There is a rent deposit of £8,000.

Maisonette currently being let on a room by room basis earning £27,600 p.a. including all bills.

Total income from letting: £46,800 p.a. minus bills for residential.

The current owner would consider taking a 5 year lease from any prospective purchaser on the upper parts (residential) only at a rental of £19,200 p.a.

PLANNING

A3/A5 Café/Takeaway

C3 Dwelling House

Change of use of ground floor premises from cafe (Class A3) to cafe (Class A3) and takeaway (Class A5) use was granted 20th June 2014. Ref. No. 7-2014-5469-F.

Trading hours are 8.00am to 11:00pm.

LEGAL FEES

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

EPC Rating E

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



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.