



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**UNIT 1 122 TUCKTON ROAD
SOUTHBOURNE BOURNEMOUTH BH6 3JX**



Lock up shop FOR SALE

- Tenant holding over on an expired lease
- Investment with potential rental growth
- Total Sales area: 207.95 sq.ft. (19.32 sq.m.)

£65,000
For the long leasehold

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

The property is situated in the busy suburb of Tuckton in close proximity to Southbourne. Tuckton Road High Street benefits from a mixture of local and specialised.

The subject premises are situated close to the Co-operative store in a very busy location with on road parking.

The property comprises of a sales area, storage area and separate WC.

ACCOMMODATION

Sales area: 22'03" x 9'3" (6.8m x 2.84m)

207.95 sq.ft. (19.32 sq.m.)

Store area: 8'05" x 4'09" (2.57m x 1.47m)

40.68 sq.ft. (3.78 sq.m.)

RATEABLE VALUE - £3,050

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

It is anticipated that a rental of between £7,000 and £8,000 per annum can be achieved on this shop

PRICE

£65,000 for the long leasehold

PLANNING

A1 Retail

We are advised that the premises have A1 retail use but we advise all applicants should rely upon their own enquiries.

LEGAL FEES

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

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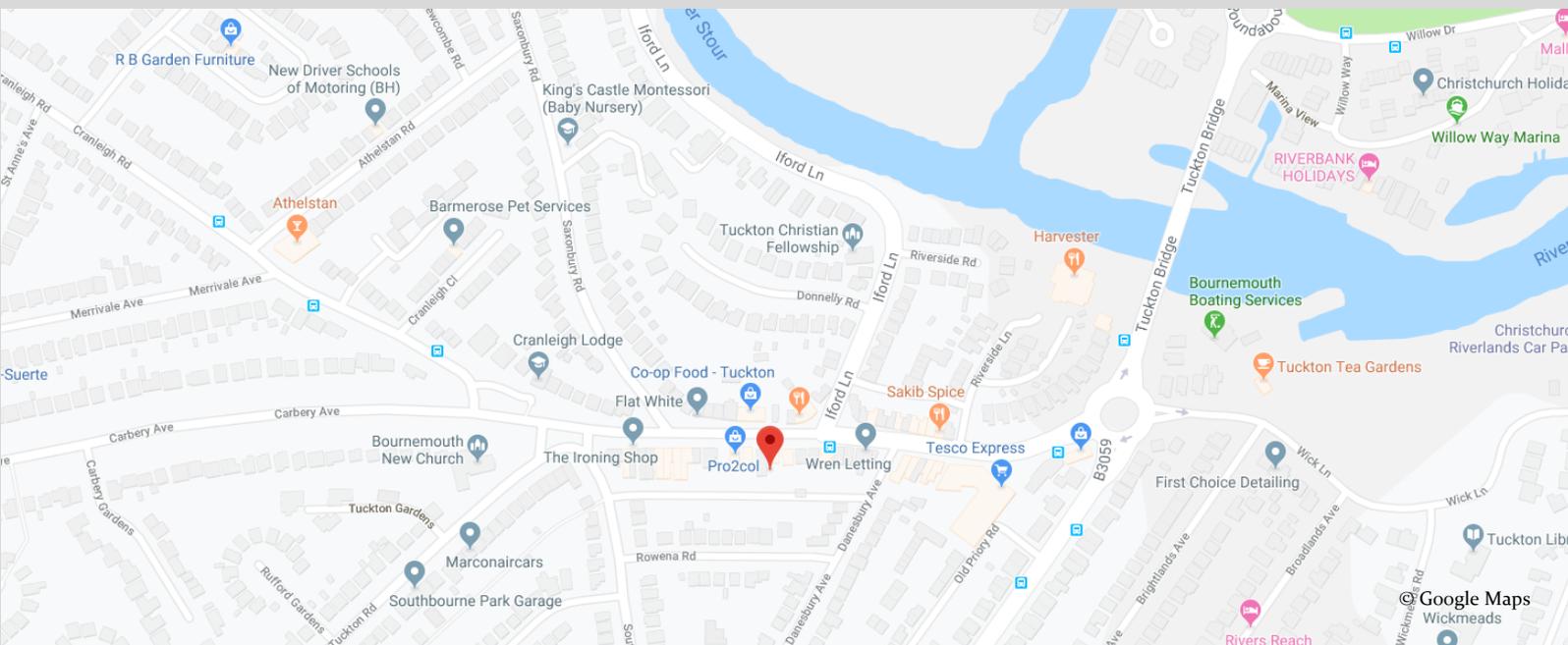
VIEWING DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

AND FURTHER

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.