

FOR SALE

Commercial Investment Property Central Westbourne

At

99 Poole Road
Westbourne
Bournemouth BH4 9BB

- ◆ Excellent location in the very heart of this bustling, affluent Bournemouth suburb
- ◆ Close to M&S Food, Betfred, Scrivens and opposite Starbucks, A-One Insurance and Iceland
- ◆ Whole property let to single tenant
- ◆ Long established off-licence
- ◆ Shop – 759 sq ft
Basement – 625 sq ft
First and second floor self-contained 3 bed flat
- ◆ Let on a 12 year FRI lease to 2031
- ◆ Current rent - £36,000 pax
- ◆ Price - £465,000
- ◆ Sole agents



LOCATION

The property is situated in the very heart of this popular, affluent Bournemouth suburb on the south side of Poole Road, being immediately opposite Starbucks and close to many other multiple retailers, cafes / restaurants and established local occupiers.

Westbourne is a high quality suburban shopping centre which serves the relatively prosperous surrounding residential area of Canford Cliffs, Sandbanks, Branksome Park and Talbot Woods, together with major local employers including Liverpool Victoria.

DESCRIPTION

The property comprises a mid-terrace brick built 3 storey building comprising, 3 bed maisonette over 2 floors.

The property benefits from rear servicing and car parking for 1 - 2 cars.

ENERGY PERFORMANCE CERTIFICATE

Assessment - Band D

The full EPC and recommendations report are available on request.

ACCOMMODATION

Ground floor

Shop

Internal Width 19' 10"
Depth 39'
Net Floor Area – 759 sq ft
Area ITZA – 577 (excl stair access to basement)

Office – 124 sq ft

Cloakroom / WC

Stockroom – 192 sq ft

Stairs from shop to

Cellar / basement – 625 sq ft

First Floor

Accessed from rear

Maisonette

Bathroom / WC

Kitchen – 77 sq ft

Bedroom 1 – 134 sq ft

Lounge – 406 sq ft

Second Floor

Bedroom 2 – 133 sq ft

Bedroom 3 – 285 sq ft

LEASE

The whole property is let to individuals on a 12-year full repairing and insuring lease from 29th August 2019 at a current rent of £36,000 pax, subject to further reviews in March 2024, 2027 and 2030. No break clauses. The business has been established for over 20 years.

PRICE

Offers invited on £465,000 for the freehold interest, subject to the existing occupational lease as above.

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through sole agents: -



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