

FOR SALE

Commercial Investment Property

At

**243 Holdenhurst Road
Bournemouth
BH8 8DA**

- ◆ Busy main arterial road location
- ◆ Established commercial tenant
- ◆ Let on unbroken lease to 2033 at current rent of £6,000 pax
- ◆ 4 flats over sold off each paying £250 pa ground rent
- ◆ Total income £7,000 pax
- ◆ Price £74,950 freehold



LOCATION

The property is situated midway along this busy main arterial road approximately 50 yards from Aldi and Tesco Express opposite.

There is a good mix of established retailers, takeaways and office occupiers within the immediate vicinity and the premises benefit from on street parking opposite and being immediately adjacent a pelican crossing.

ACCOMMODATION

Ground floor

Shop

Street frontage 18' 2"
Internal Width 17' 1" max
15' 3" min
Depth 22' 8" max
14' 1" min
Net Retail Area 301 sq ft

Cloakroom / WC

LEASES

The shop is let to an established gents barbers on an original 15 year full repairing and insuring lease from 20th April 2018 at a current rent of £6,000 pax paid monthly in advance, subject to 3 year rent reviews (RPI linked uncapped / uncollared)

The 4 upper floor flats are all sold off as follows:

- Flat 1 99 year lease from 25.9.2014 at £250 pa doubling every 25 years.
- Flat 1b 125 year lease from 1.1.2014 at £250 pa doubling every 25 years
- Flat 2 125 year lease from 1.1.2014 at £250 pa doubling every 25 years
- Flat 3 125 year lease from 1.1.2014 at £250 pa doubling every 25 years

Total Net Income - £7,000 pax

PRICE

£74,950 for the freehold interest, subject to and with the benefit of the occupational lease of the ground floor shop and ground leases of the 4 flats over.

ENERGY PERFORMANCE CERTIFICATE

Assessment - Commissioned

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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