



Guide Price £475,000

640 Christchurch Road, Bournemouth, BH1 4BP



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Main description

Rarely available is this Freehold Investment opportunity comprising four self contained apartments in the sought after pedestrian area of Boscombe.

A fantastic long term investment currently producing £41,100 per annum. There is room for growth in the rents with the current or subsequent tenants with a potential rental income of £52,800pa with a gross yield of 11.1%. It would even make a great collection of holiday/Airbnb apartments at a substantially higher income figure.

There are two x one bed flats and two x two bed flats all in good condition with double glazing, gas central heating and modern kitchen and bathrooms. In addition is the freehold of the whole building with the ground floor commercial premises having been previously sold off on a long lease. Access is via a secure communal front door off the busy Boscombe/Christchurch Road Precinct where there is a full range of shops, local amenities and transport links.

Must be viewed to fully appreciate the accommodation on offer.

Location

Just two miles from Bournemouth's town centre is Boscombe which is full of local character and lots to see and explore. Known for its market that's open on Thursdays and Saturdays from 9am – 5pm where you'll find a wide range of fresh local produce.

The Royal Arcade is definitely worth a look; it is a beautiful throwback to the Victorian era with a fascinating and varied range of independent shops. In Boscombe, there's no shortage of places to stop for a bite to eat with cafes and restaurants offering fare from around the world, there's something for everyone.

Wander towards the seafront, and you'll find Boscombe Pier. With fantastic views along the coast, the restored pier is a great place to stroll and look out for the crafted musical instruments lining the route. Along the promenade, there's a choice of more places to eat and drink too.

Tenure

FREEHOLD


FEATURES & SPECIFICATIONS


- Central Location
- Freehold Investment Opportunity
- Four Self Contained Apartments
- Two x 2 beds and Two x 1 Bed
- Fully Occupied
- Modern and in Good Condition
- Potential Rental Growth
- No Forward Chain



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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