



£500,000

775 Christchurch Road, Boscombe, BH76AW



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Property Description

A fantastic investment opportunity in this ideal location has become available. This opportunity to purchase the this freehold property in the heart of Boscombe within easy access to a range of local shops, restaurants, amenities and recreational facilities. You are also within easy access to a range of public transport giving direct links to Bournemouth and Poole.

The property comprises of a commercial space on the ground floor which is currently a Fish & Chip shop, a self contained studio flat at the rear and a large maisonette on top floor. There is also a parking space to the rear of the property.

Current rental incomes

Commercial Space - £800 pcm

Studio - £650 pcm

Maisonette - £1600 pcm

Total annual income £36,600

Maisonette rental is due to increase to £1800 pcm within the next couple of months which will increase the annual income to £39,000.



FEATURES & SPECIFICATIONS

- INVESTMENT OPPORTUNITY
- COMMERCIAL UNIT ON THE GROUND FLOOR
- STUDIO APARTMENT TO THE REAR
- LARGE MAISONETTE ON THE UPPER FLOOR
- ANNUAL INCOME OF £36,600
- FREEHOLD UNIT
- PARKING SPACE TO THE REAR
- HIGHLY SOUGHT AFTER LOCATION
- FANTASTIC CONDITION THROUGHOUT

Approximate Gross Internal Area 2066 sq ft - 192 sq m

Ground Floor Area 300 sq ft – 28 sq m
First Floor Area 879 sq ft – 82 sq m
Second Floor Area 519 sq ft – 48 sq m
Outbuilding Area 368 sq ft – 34 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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