















## 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.

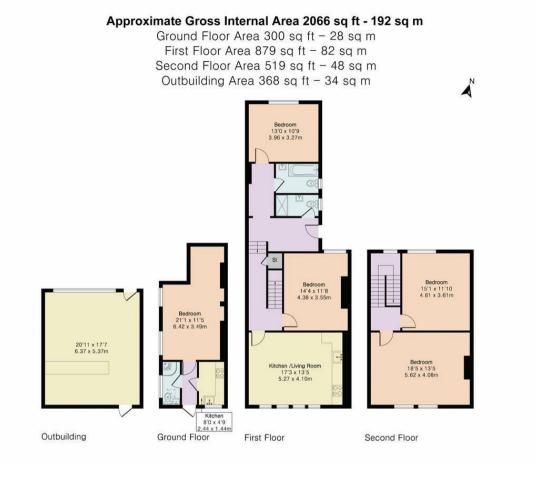
Current rental incomes Commercial Space - £800 pcm Studio - £650 pcm Maisonette - £1600 pcm Total annual income £36,600

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





Although Pink Plan Itd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, ornission 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.

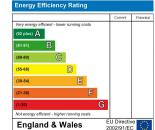


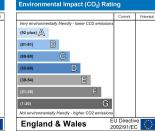


**Disclaimer:** These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

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









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