



176 Old Christchurch Road, Bournemouth BH1 1NU
£360,000

Hunter Goldman

ESTD 2014
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REPUBLIC

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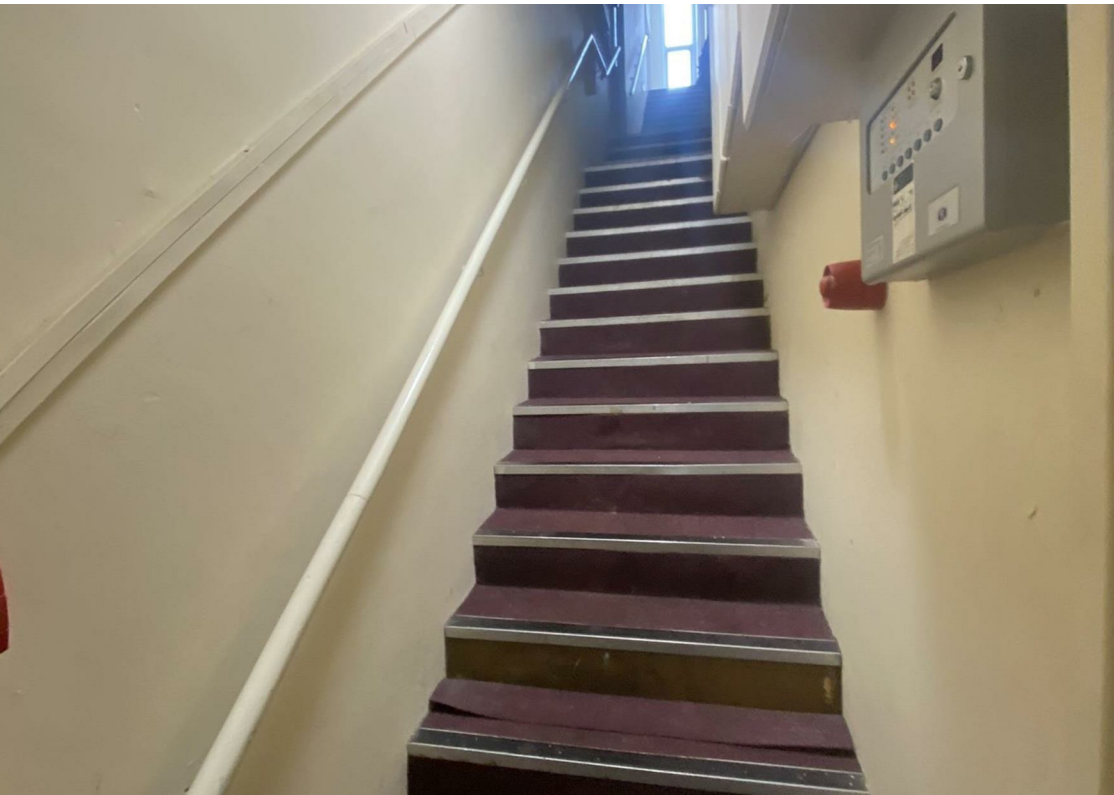
Fully tenanted investment opportunity, situated in a central location in the heart of Bournemouth town centre. This popular location is sought after by tenants due to its close proximity to the shops, restaurants, facilities, beaches and transport links on offer.

Offered for sale is a portfolio of four apartments, all well-presented and in good condition throughout, with each having its own gas central heating. Comprising 3 x studio apartments and 1 x one bedroom apartment, the four apartments are held on a single head lease with the remainder of a 999 year term from 1997. Also held under the head lease is a further one bedroom flat, which has been sold on a long lease, held on the remainder of a 125 year lease from 2013.

There is no set service charge and maintenance of the building is carried out on an as-and-when basis, shared between the five flats and the ground floor commercial premises. Please note that Flats 1-4 are situated on the first and second floors of the premises, above night time entertainment facilities, but they have received the appropriate noise pollution sign off from BCP Council.

The four apartments are currently all tenanted, generating an income of £2,925 per month / £35,100 per annum at present. This represents a yield of 10% at the asking price.

Please contact us if you require any further information on this exciting landlord investment opportunity or wish to arrange a viewing.





- Ideal Investment Property
- Four Self-Contained Apartments
- Currently Fully Tenanted
- Central Location
- 3 Studios & 1 One Bedroom Apartment
- Held on a 999 Year Head Lease from 1997
- Generating £2,925 pm / £35,100 pa
- Potential to Increase
- As-and-When Basis Maintenance
- Moments from Shops, Facilities & Transport Links

Tenure

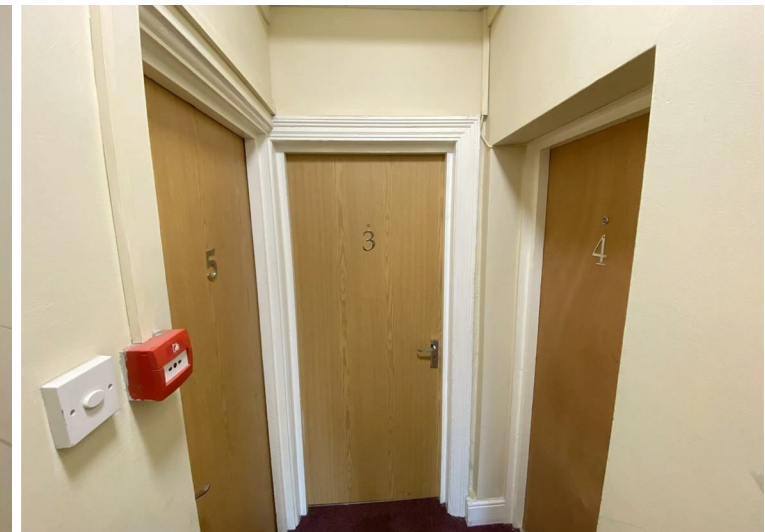
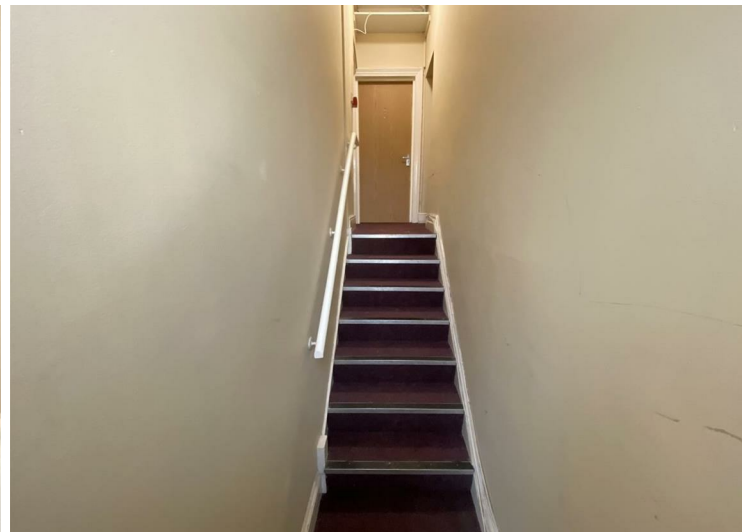
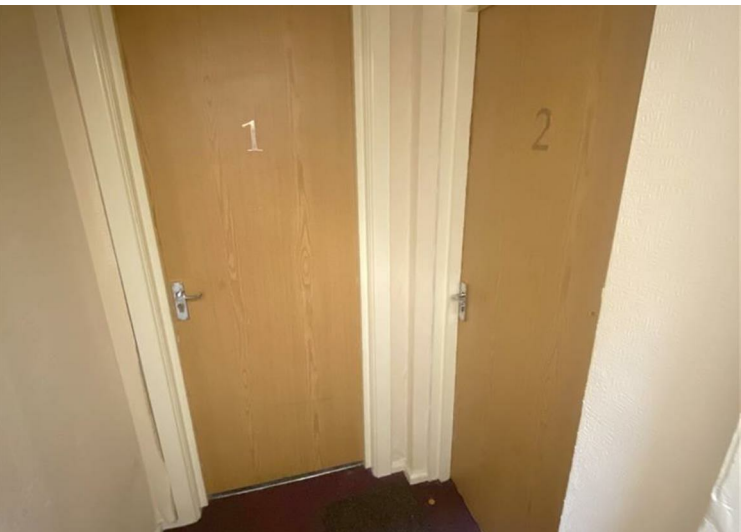
Leasehold - Held on a 999 year head lease from January 1997

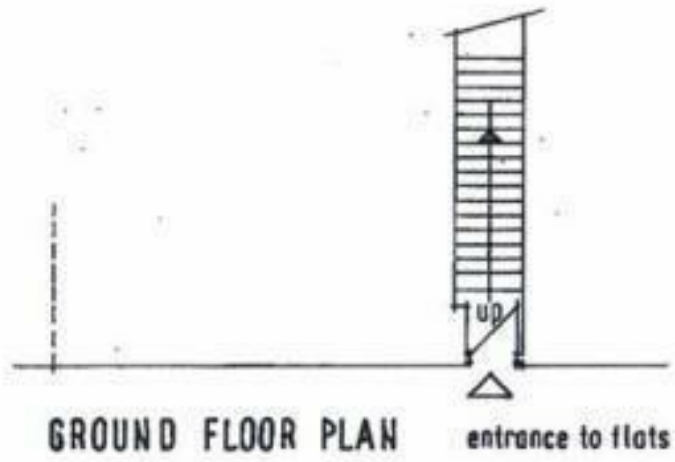
Maintenance

Carried out on an as-and-when basis, shared between the five flats and the ground floor commercial premises.

Energy Performance Certificates

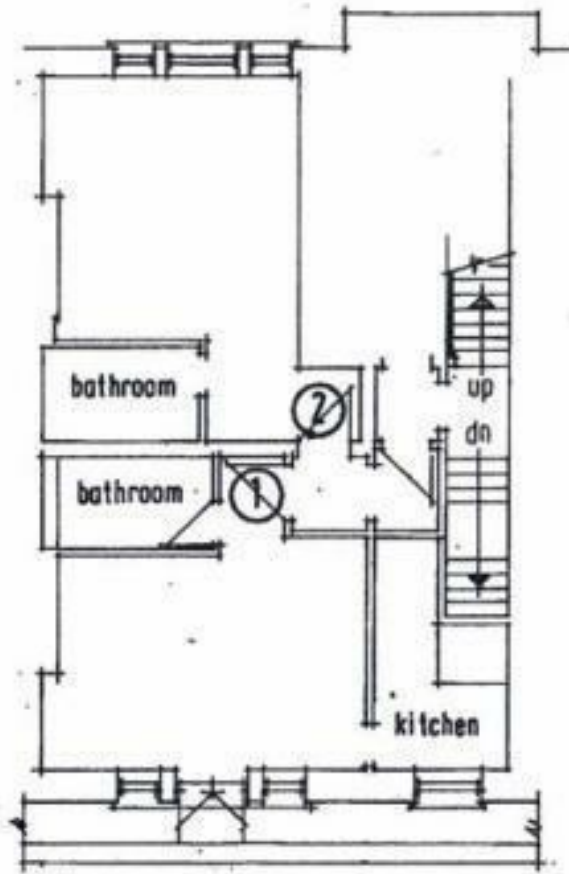
Flat 1 - D (65)
Flat 2 - C (70)
Flat 3 - C (75)
Flat 4 - C (75)



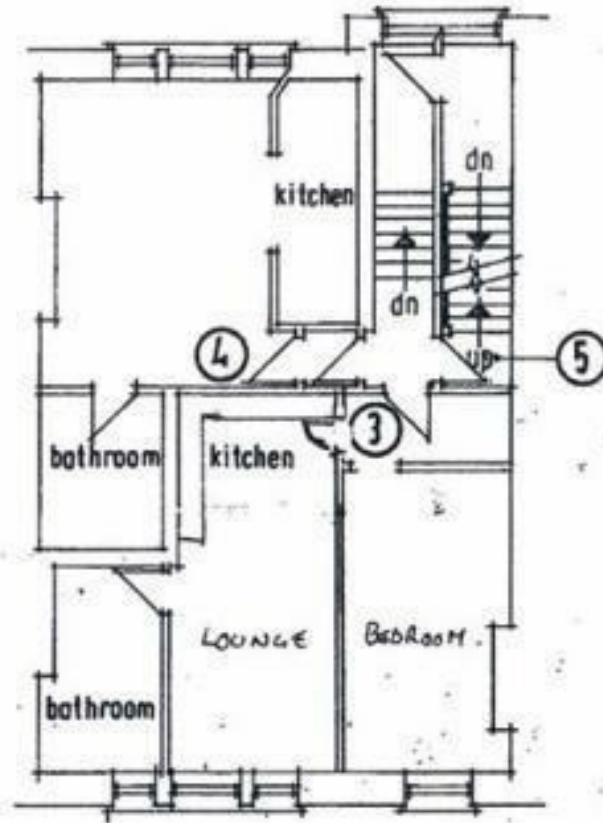


GROUND FLOOR PLAN

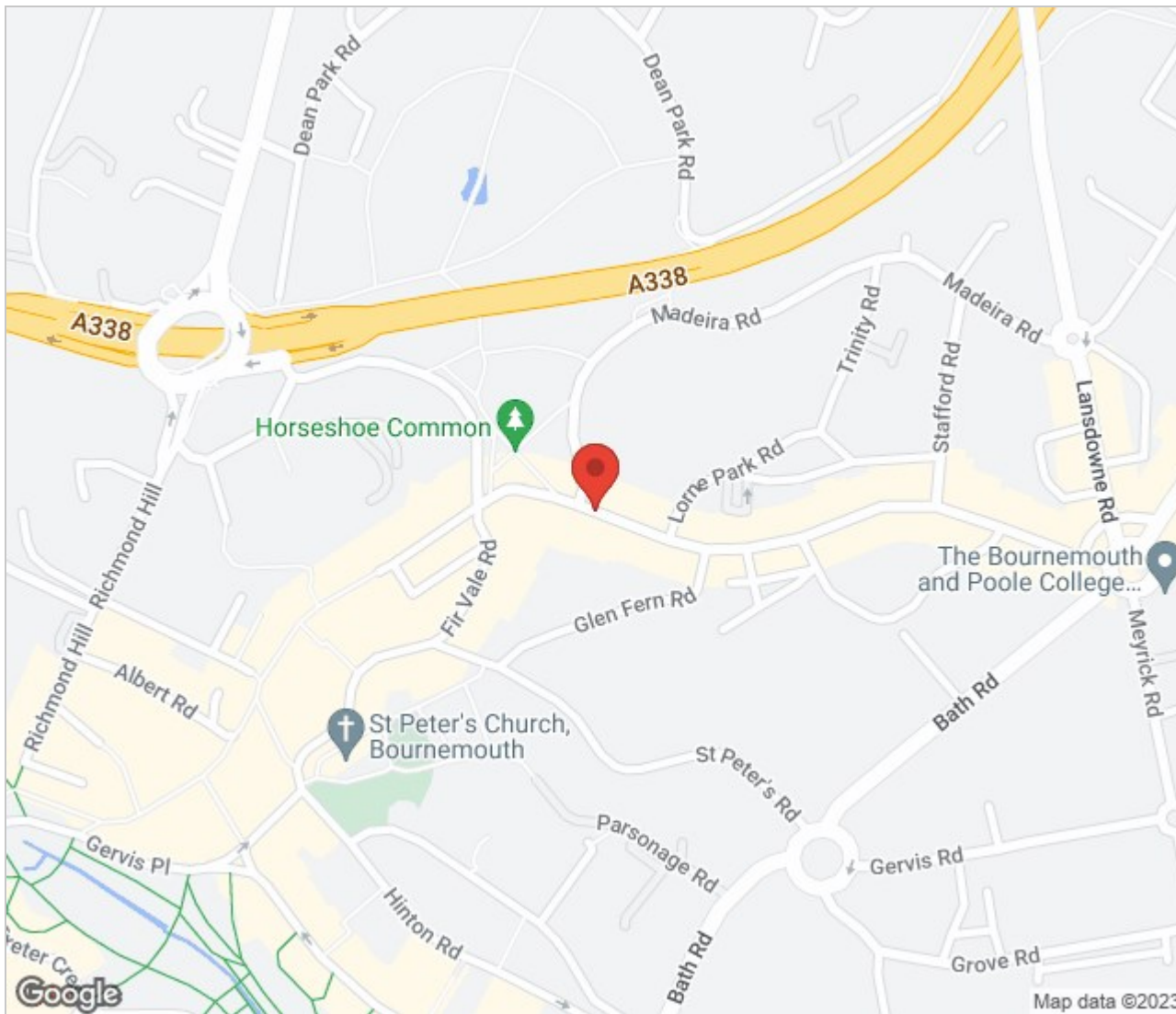
entrance to flats



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Viewing

Please contact our office on 01202 117288 if you wish to arrange a viewing for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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