

Poole - 383 Ashley Road, Bournemouth BH14 0AT
Virtual Freehold Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



Poole - 383 Ashley Road, Bournemouth BH14 0AT

Virtual Freehold Retail Investment



Investment Consideration:

- Purchase Price: £70,000
- Gross Initial Yield: 7.43%
- Rental Income: £5,200 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor retail shop
- Occupiers close by include KFC and Waitrose, amongst other local retailers.



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 383 (Ground Floor)	Ground Floor: 26 sq m (280 sq ft) Open plan retail, Storage, WC	Individual	3 Years from 24 June 2024	£5,200	Note 1: FRI Note 2: Rent review in December 2025 open market upward only Note 3: Deposit held of £875
Total				£5,200	

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Property Description:

The property comprises ground floor retail shop, providing the following accommodation and dimensions:

Ground Floor: 26 sq m (280 sq ft)

Open plan retail, Storage, WC

Tenancy:

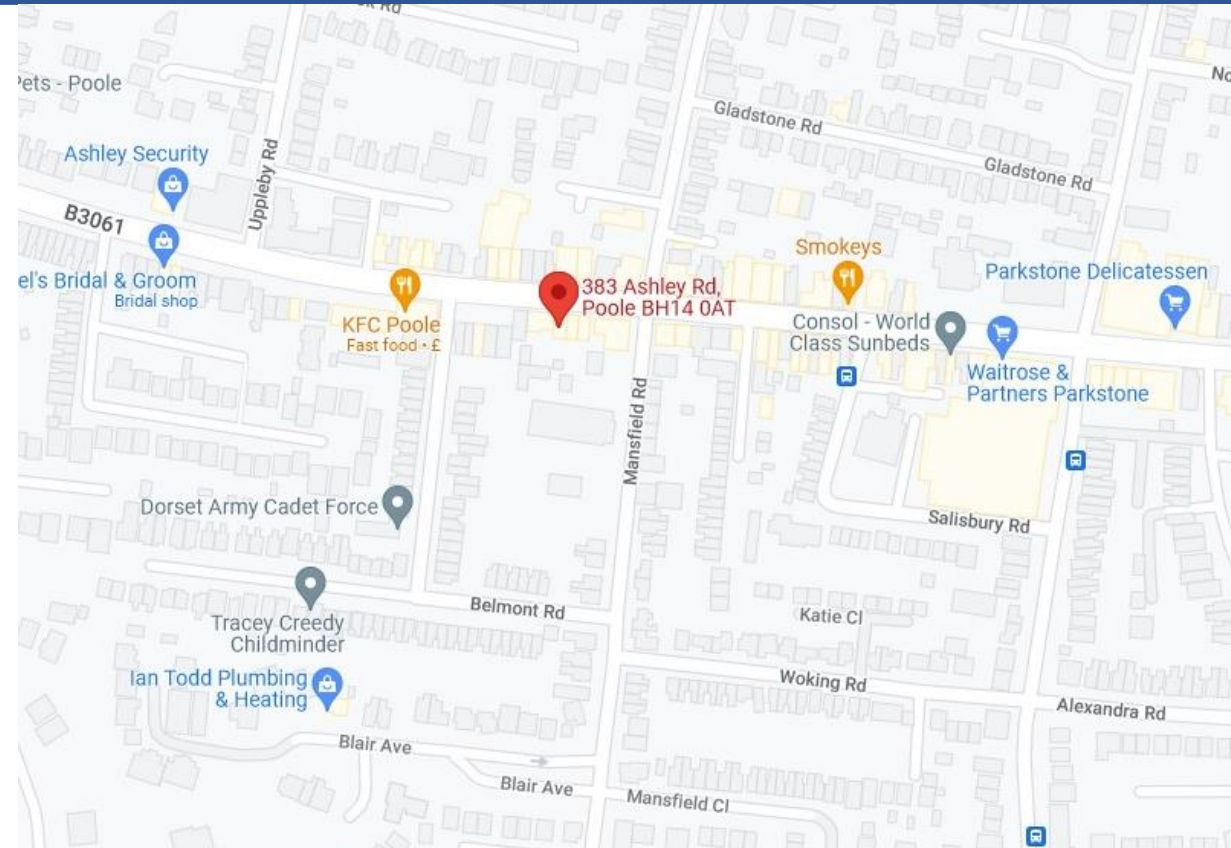
The property is at present let to an Individual for a term of 3 Years from 24th June 2024 at a current rent of £5,200 p.a. Rent review in December 2025 open market upward only. No breaks. Deposit held of £875.

Tenure:

Long Leasehold. Held on a 999 year lease from 28th August 2020 at a ground rent of peppercorn.

Location:

Poole is a coastal town in Dorset, southern England, known for its large natural harbour and sandy beaches. The A350 road is Poole town centre's main artery, running north along Holes Bay and on to the A35, and as a single carriageway to Bath and Bristol. The property is located on a retail parade with occupiers nearby including KFC and Waitrose, amongst others.



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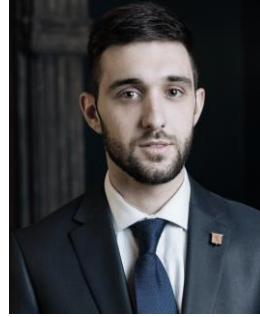
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Contacts:

To schedule viewings and request further information, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



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Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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