

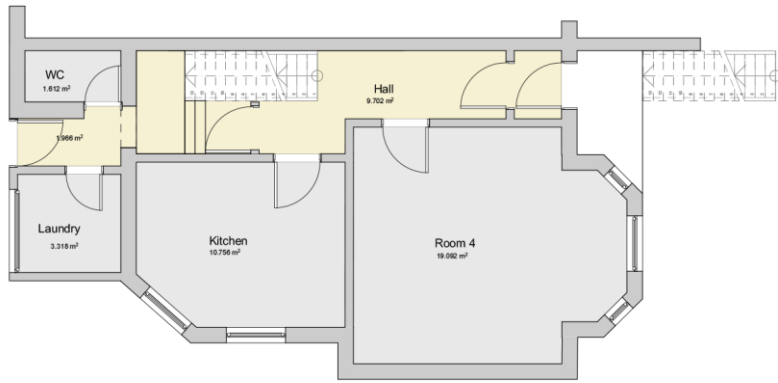
*Prominent Licensed HMO Overlooking
Knyveton Gardens Convenient for
Bournemouth & Boscombe Town Centres*



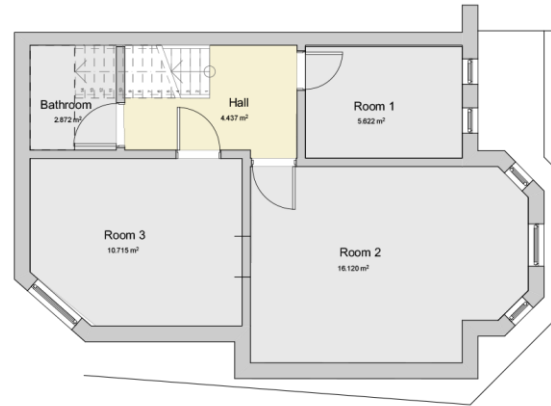
SUNROSE

2 GARDENS VIEW, BOURNEMOUTH, DORSET BH1 3QA

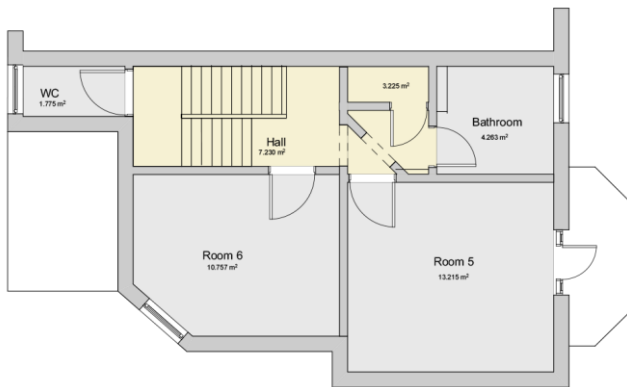
goadsby



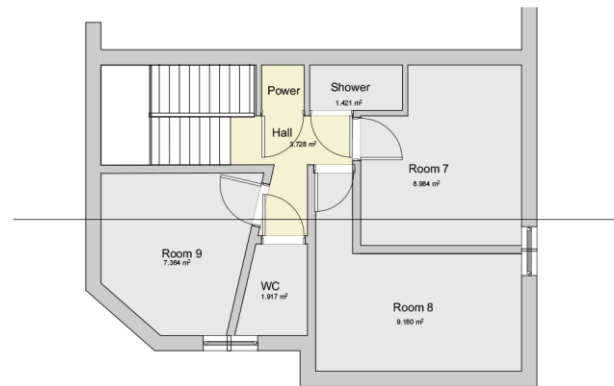
Ground Floor



Basement



First Floor



Second Floor

Floor Plans Not to Scale - For Illustration Purposes Only

LOCATION

East Cliff Zig Zag within ½ mile (on foot). Bournemouth Travel Interchange approx. ½ mile. Bournemouth Business District approx. ½ mile. Sovereign Shopping Centre approx. 1 mile. Bournemouth square approx. 1¼ miles. Royal Bournemouth Hospital approx. 3 miles.

FEATURES

Prominent corner location facing and overlooking Knyveton Gardens. Re-slatted roof. UPVC double glazing. Gas fired central heating. CCTV system. Digital door entry. Enclosed rear garden.

SUMMARY OF ACCOMMODATION

Ground Floor

Entrance Hall
Kitchen
Laundry Room
Shared WC
1 x Letting Room

Lower Ground Floor

3 x Letting Rooms (1 undersize)
Shared Bathroom

First Floor

2 x Letting Rooms
Shared Bathroom
Shared WC

Second Floor

3 Letting Rooms
Shared Shower Room
Shared WC

Outside

Forecourt for 1/2 vehicles and enclosed paved rear garden with smoking shelter.

TRADING & BUSINESS

To the year ended 31st October 2024 a turnover of £52,459 was achieved yielding a trading profit of £42,718.

LICENCES/PERMISSIONS

An HMO Licence for 10 persons in 8 households is currently held.

RATEABLE VALUE

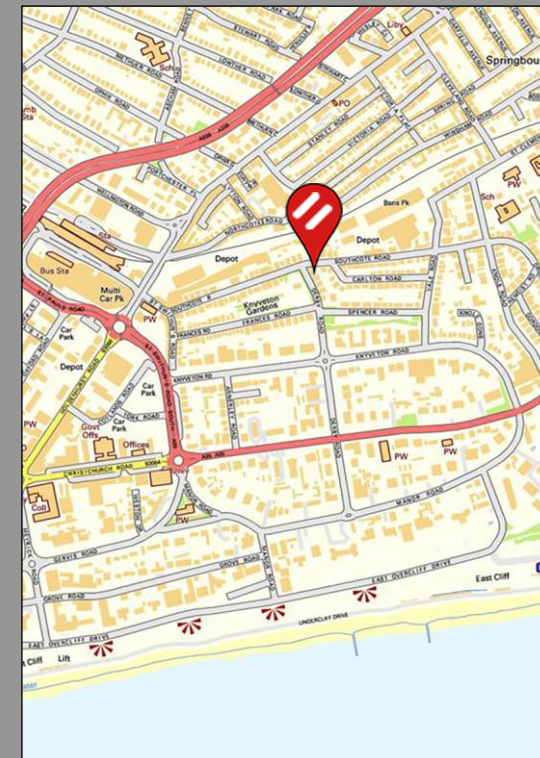
Council Tax Band "D". Information taken from the Valuation Office Agency website.

TENURE

FREEHOLD.

PRICE

£450,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.



Ref: H275036



BOURNEMOUTH
& WINCHESTER

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