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goadsby.com

Ref: H13143

HOTELS, LEISURE & BUSINESS TRANSFER



ARGYLE CHAMBERS, 8 FIR VALE ROAD, BOURNEMOUTH, DORSET BHI 2JG

LOCATION

Bournemouth Square approx. 0.3 miles. Bournemouth & Poole College approx. 0.4 miles. Bournemouth Pier approx. 0.5 miles. Bournemouth Travel Interchange approx. 0.8 miles. Bournemouth University Wallisdown Campus approx. 2 miles. Royal Bournemouth Hospital approx. 3.5 miles.

FEATURES

Substantial character double fronted property. Excellent location amid all central amenities and facilities. Generous room sizes. Potential to self contain the letting units and increase rent roll. Fitted window blinds. Re-tiled roof. Forecourt car parking for 5 vehicles. Future development opportunity with planning consent for 8 self-contained flats.

SUMMARY OF ACCOMMODATION

As per plans overleaf.

LICENCES/PERMISSIONS

An HMO Licence is currently held for 20 persons in 14 rooms. Planning consent was granted in May 2022 for 8 self-contained flats. Floor plans available by request.

TRADING & BUSINESS

As at 8th August 2023 the rent roll was:

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Room 1	£190 p.w.	Room 7	£190 p.w.	Room 13	£190 p.w.
Room 2	£125 p.w.	Room 8	£190 p.w.	Room 14	£150 p.w.
Room 3	£180 p.w.	Room 9	£185 p.w.	Room 15	£130 p.w.
Room 4	£190 p.w.	Room 10	£130 p.w.	Room 16	£160 p.w.
Room 5	£190 p.w.	Room 11	£190 p.w.	Room 17	£190 p.w.
Room 6	£190 p.w.	Room 12	£190 p.w.	TOTAL £	2,960 P.W.

 ${\bf NB}$ Rooms 2, 9 & 14 should only be let in conjunction with another room or possibly converted to additional kitchens.

RATEABLE VALUE

To be confirmed.

TENURE

FREEHOLD.

PRICE

£1.4 million.

Inese 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. Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment. All distances and measurements are approximate and should not be relied upon. Goadsby do not take responsibility for such items that may be subject to hire, lease, or hire purchase agreements and recommend that purchasers satisfy themselves in this regard. Photographs are reproduced for identification purposes only and it cannot be inferred that any item shown is included within the purchase. Viewing strictly by prior appointment through Goadsby. IDENTIFICATION Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.



