

Ref: H13143

HOTELS, LEISURE & BUSINESS TRANSFER



ARGYLE CHAMBERS, 8 FIR VALE ROAD, BOURNEMOUTH, DORSET BH1 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:

| | | | | | |
|--------|-----------|---------|-----------|--------------|--------------------|
| 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. |

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.

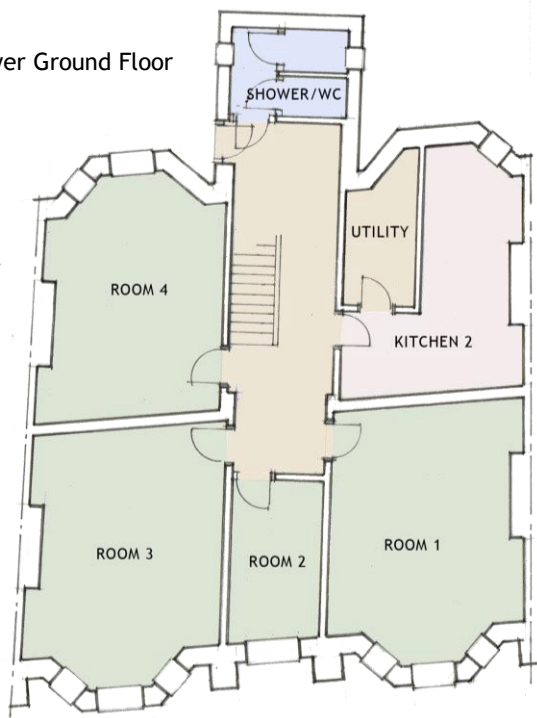
TENURE

FREEHOLD.

PRICE

£1.4 million.

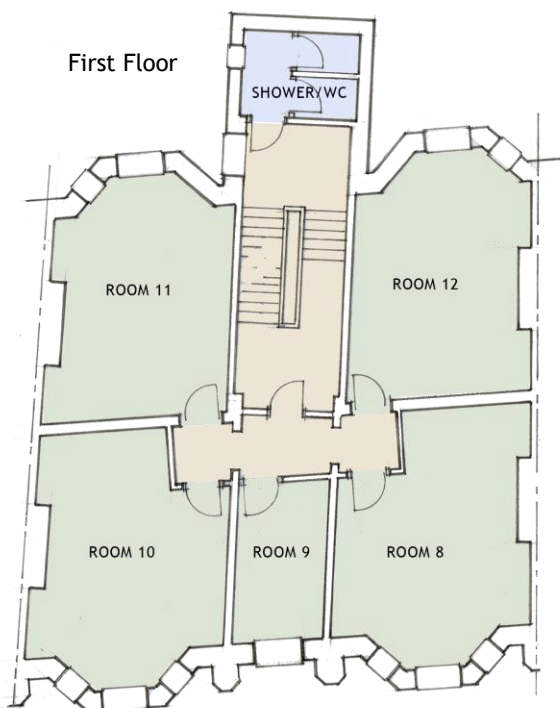
Lower Ground Floor



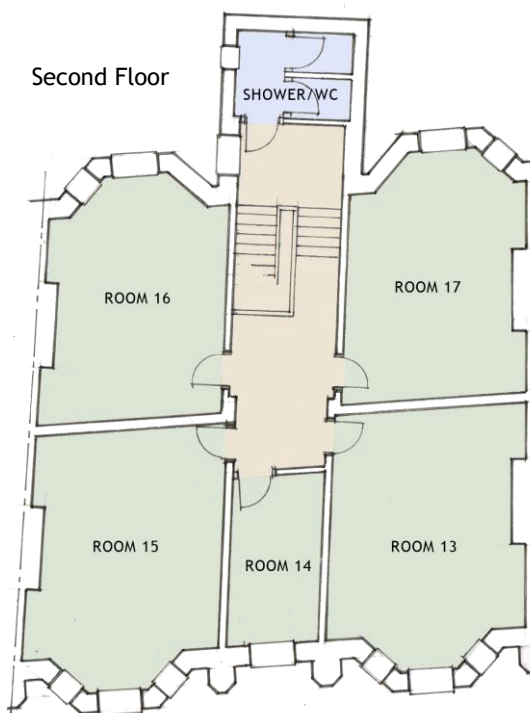
Ground Floor



First Floor



Second Floor



EPC RATING

C 51-75

58

This is how energy efficient the building is.

