

*Character Property on Elevated Plot Overlooking
Knyveton Gardens Bowling Green with Superb 5
Bedroom Family Owners Accommodation*



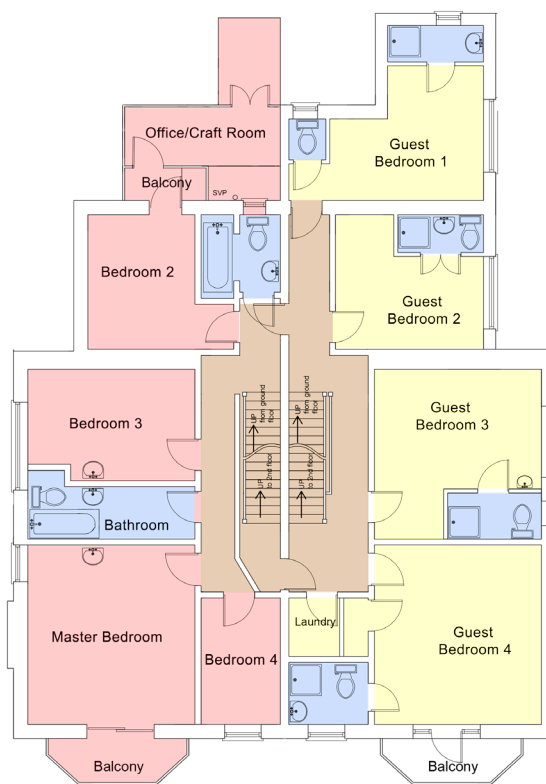
INGLEDENE HOUSE

20 GARDENS VIEW, BOURNEMOUTH, DORSET BH1 3QA

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Ground Floor



First Floor



Second Floor



Owners Maisonette



Letting Accommodation

This Floor Plan is for guidance only and is NOT to SCALE ©Goadsby
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LOCATION

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

FEATURES

Elevated site overlooking Knyveton Gardens bowling greens. Superior family owners accommodation. Full gas fired central heating. Extensive re-wiring. UPVC double glazing. Enclosed rear garden. Ideal home and income with extensive outbuildings. Parking for up to 4 vehicles. Considered suitable for conversion to holiday apartments/serviced accommodation.

SUMMARY OF ACCOMMODATION

13 Letting Bedrooms (all en-suite).
Breakfast Room
Hotel Kitchen

Owners Accommodation

Living Room
Luxury Fitted Kitchen/Dining Room
Laundry Room
5 Bedrooms (1 en-suite)
2 Family Bathrooms
Office/Craft Room

TRADING & BUSINESS

The business has previously operated on a B&B basis peaking at an annual income of £185,000. However, the owner has since let the letting accommodation to a third party operator on a 7 year lease from 1st June 2023 at a current rent of £40,000 per annum rising to £48,000 per annum, in addition to which the tenant covers all utility costs.

LICENCES/PERMISSIONS

A draft HMO licence for 24 persons in 12 households has recently been granted. The owner has consulted a town planner who advises a development of 6 x 1 bedroom residential flats and 6 x 1 bed holiday flats is achievable.

RATEABLE VALUE

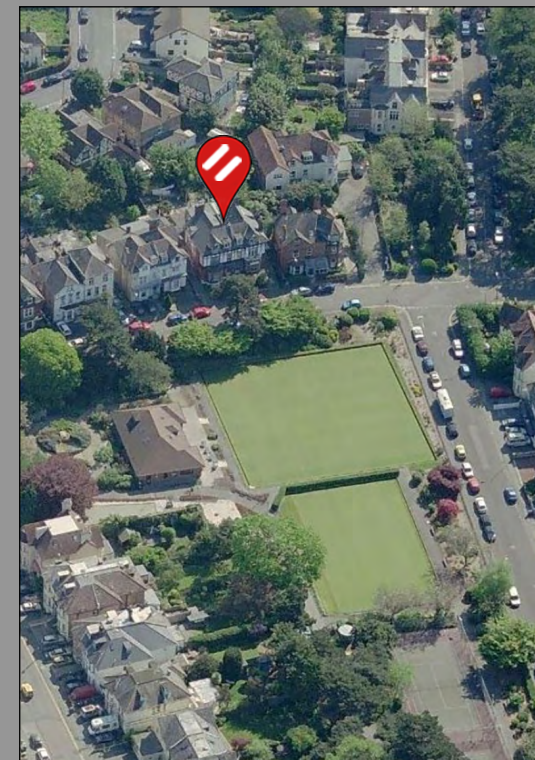
£11,250 at the Uniform Business Rate of 49.9p in the £ for 2025/26. For the year 2025/26 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Council Tax Band “C”. Information taken from the Valuation Office Agency website.

TENURE

FREEHOLD.

PRICE

Offers in Excess of £1.1 million.



Ref: H315451



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