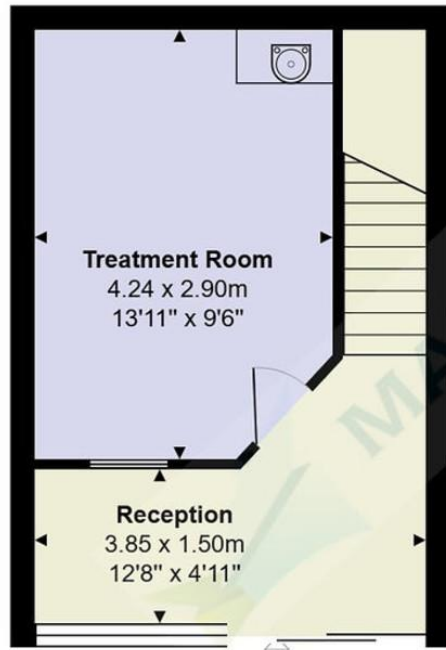
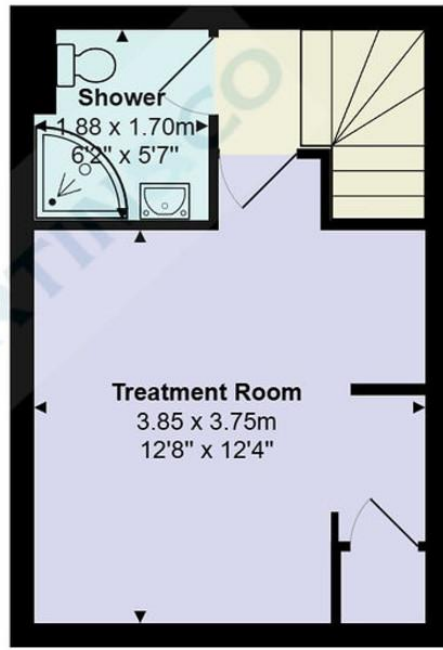




Property Location Bournemouth



Ground Floor



Lower Ground Floor

Total Area: 42.5 m² ... 458 ft²

All measurements are approximate and for display purposes only



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Christchurch Road, Bournemouth

Asking Price Of £105,000

Martin & Co Bournemouth
• 192 Seabourne Road • Bournemouth • BH5 2JB
T: 01202559922 • E: bournemouth@martinco.com

01202559922
<http://www.bournemouth.martinco.com> **MARTIN&CO**



No Forward Chain

Potential Yield of 8.5%

Premium Location

Two Treatments Rooms

Popular Location

A1 Usage Retail & Shops

High Grade Furnishings

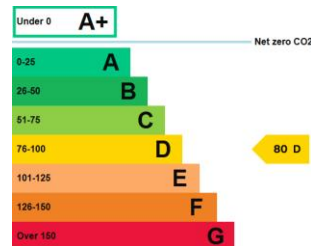
Fitted Shower room

Air Con/Heating System

Gas Heating

Option To Buy Freehold

121 Year Lease



Why you'll like it

Clinic Premises for Sale

"A unique opportunity to acquire a prestigious, turnkey clinic in a thriving area – with immediate potential for growth and expansion."

ASKING PRICE: £105,000

(Freehold Option Available Upon Request)

Property Overview:

A rare opportunity to acquire an immaculately presented, boutique clinic premises located in a prime position on Boscombe High Street, Bournemouth. This fully fitted, ready-to-operate space has been thoughtfully designed and constructed to a high specification, ideal for aesthetic, medical, dental, or specialist wellness practitioners.

Key Features:

- Premium Location: High visibility on a bustling high street with excellent foot traffic and strong public transport links.
- Turnkey Operation: Currently configured as a high-end aesthetics clinic with two bespoke treatment rooms, crafted by a master carpenter using the finest quality materials.
- Inverter Heating & Cooling System: Newly installed, ensuring energy-efficient climate control, providing optimal comfort for clients and staff year-round.
- Gas Mains Connection & Heating: Recently added gas mains supply and modern gas heating system, offering long-term energy efficiency and reduced utility costs.
- Advanced Electrical Supply: The downstairs treatment room features a dedicated single-phase mains electrical supply, specifically designed to support energy-intensive equipment such as lasers and medical devices.
- Flexible Usage (A1 Retail Use Class): Potential for a range of health and wellness services, including aesthetic medicine, dental care, physiotherapy, chiropractic, or beauty therapy.

- The owner is relocating overseas and is open to selling the business, including an established brand, loyal client base, online presence, offering a turnkey business solution with expansion potential.
- The owner is willing to sell the freehold and the tenants will be formally notified on agreement with the buyer. They have expressed no interest in purchasing.

Accommodation Details:

- Welcoming Reception Area
- Two High-Quality Treatment Rooms
- Modern Three-Piece Shower Room
- Total Floor Area: 42.5 sqm (approx.)

Ownership & Investment Options:

- Leasehold: 121 years remaining.
- Freehold Option Available: The owner is willing to sell the freehold. Tenants have been informally notified and have not expressed an interest in purchasing the freehold. A formal notice will be given on agreement with buyer.
- Potential Rental Income: £600 - £850 pcm.
- Potential Yield: 8.5%+ on leasehold basis; further yield potential with freehold acquisition.

Business Opportunity:

- Established Brand & Loyal Client Base: The current owner is open to discussing the sale of the business, which includes a well-regarded brand and loyal, established clientele and online presence.
- Ready to Expand: An ideal platform for new owners to scale, adding services such as dentistry (space and electrical supply are in place), wellness IV drips, injectables, or holistic therapies.

Additional Highlights:

- No forward chain for an expedited sale process.
- Parking option available for owner at the back of the building.
- High-quality bespoke interiors, reducing the need for costly renovations.

Financials:

- Asking Price: £105,000 (Leasehold)
- Freehold Price: Available upon request.
- Ground Rent/Service Charge: £0 per annum.

Next Steps:

For viewings or to discuss the opportunity further, please contact Martin & Co. Serious enquiries only.

