



Primmer Olds **BAS**

FOR SALE

Mixed-Use Freehold Investment Opportunity

SHEPHERD HOUSE, 849-851 CHRISTCHURCH ROAD, BOURNEMOUTH, DORSET, BH7 6AJ

KEY FEATURES

- Two Ground Floor Commercial Units Generating Total of £13,550 Per Annum, Exclusive
- Commercial Gross Internal Area: 1,210 Sq. Ft. (112.45 Sq. M.)
- 6 Residential Ground Rents Totalling £1,080 Per Annum
- Completely Re-Developed By Current Owner in 2005
- Current Total Income Receivable - £14,630 Per Annum, Exclusive
- Offers Invited in the Region of £180,000 plus VAT (Subject to Contract)



Primmer Olds B-A-S
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Enquiries: Call us on 01202 887 555



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SHEPHERD HOUSE, 849-851 CHRISTCHURCH ROAD

DESCRIPTION

Shepherd House is located on Christchurch Road within Boscombe, which is a major suburb situated approximately 1.5 miles to the east of Bournemouth Town Centre. The premises occupy an established secondary trading location within this densely populated area fronting Boscombe's main shopping thoroughfare of Christchurch Road close to Pokesdown Train Station and the newly regenerated Boscombe East.

The building comprises two fully let commercial units at ground floor level and also six residential flats which have been sold off on long leaseholds.

The building was fully redeveloped in 2005 by the current owner, which included a rear extension to create four one-bedroom flats and associated parking provisions for the residential long-leaseholds.

The commercial units benefit from aluminium glazed shop fronts with front retail areas, with rear store, kitchenette and disabled WC.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Unit 1	545	50.65
Unit 2	665	61.80
Total Internal Area	1210	112.45

Areas stated on a Gross Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

TENURE

Freehold

TERMS

Offers invited in the region of £180,000, subject to contract for the freehold interest subject to subsisting tenancies

VAT

The building is VAT elected, the sale could be treated as a 'Transfer of Going Concern' (TOGC) subject to further advice

LEASE TERMS

Commercial –

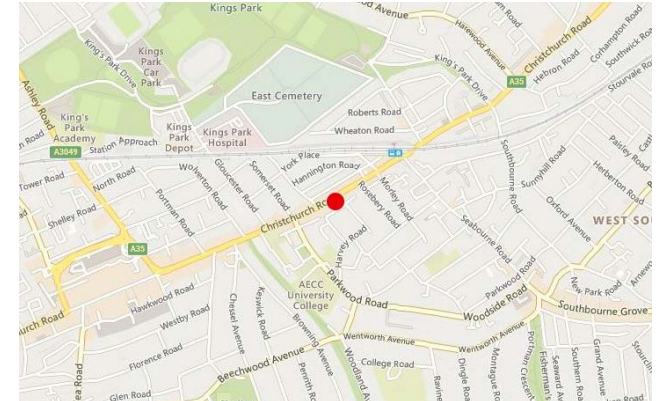
Unit 1 is let by way of an effectively full repairing and insuring lease to a private individual at a rental of £6,250 per annum, exclusive commencing 11th May 2022 for a term of 7 years with a break clause and rent review on 10th May 2024. The lease is guaranteed by SOPRO Group Limited and the occupier currently trading as Euphoria Thai Massage.

Unit 2 is let by way of an effectively full repairing and insuring lease to a private individual trading as Edenwood at a rental of £7,300 per annum, exclusive commencing 25th December 2021 for a term of 3 years. The occupier currently specialises in the retail of French soaps and essences.

Residential –

The building comprises six residential flats which have been sold on 125 year long leaseholds from 2021, there are two 2 bedroom flats and four 1 bedroom flats. Each flat pays an annual ground rent of £180 per annum, generating a yearly income of £1080. Long leaseholds are available on request for inspection.

Total Annual Rent Receivable – £14,630 per annum, exclusive.



VIEWING & FURTHER INFORMATION: CALL 01202 887 555

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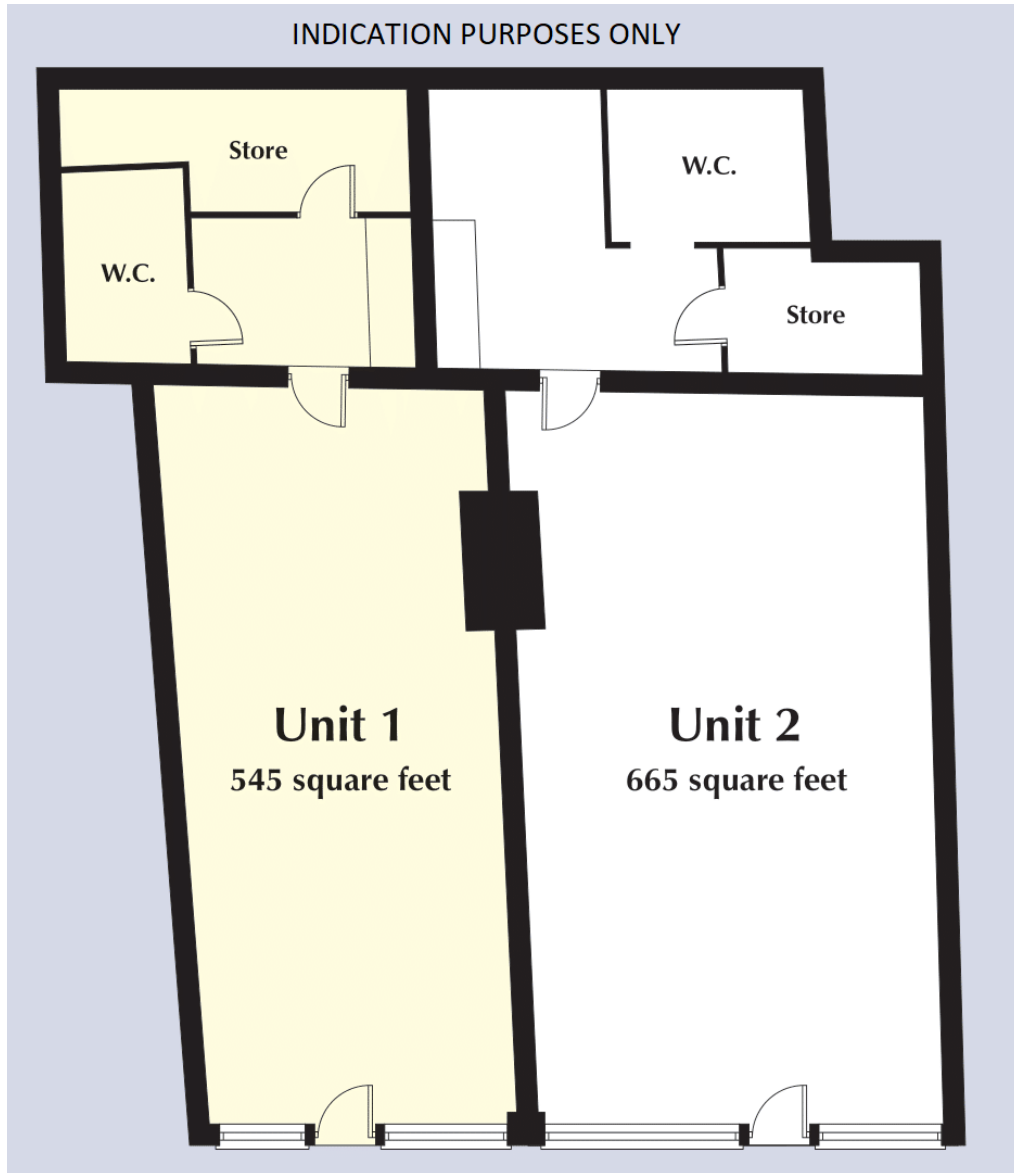


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