



Primmer Olds **BAS**

FOR SALE

Freehold Shop and Self-Contained Maisonette

1058-1058A CHRISTCHURCH ROAD, BOURNEMOUTH, DORSET, BH7 6DS

KEY FEATURES

- Freehold Mixed Use Opportunity
- Vacant Possession
- Ground Floor Shop Net Internal Area – 506 Sq. Ft. (46.98 Sq. M.)
- Three Bedroom Maisonette Flat
- Potential Development Opportunity at Rear
- Two Parking Spaces at Rear
- Offers Invited In The Region of £360,000



Primmer Olds B-A-S
43 High Street, Wimborne, Dorset, BH21 1HR
Enquiries: Call us on 01202 887 555



CALL US ON 01202 887 555 | WWW.PRIMMEROLDSBAS.CO.UK

1058-1058A CHRISTCHURCH ROAD

LOCATION & DESCRIPTION

The densely populated Bournemouth Suburb of Boscombe East lies some three miles east of Bournemouth town centre. The area features a vibrant mix of predominantly independent shops, professional service providers, and catering businesses fronting the A35 Christchurch Road. The subject premises benefit from limited wait roadside parking to the front. This part of Christchurch Road was regenerated in 2015 to include on-street parking on the pavement which substantially improved the commercial viability of the area, the road benefits from high volumes of traffic on a day to day basis.

At ground floor level the premises comprise a double fronted lock up shop which would benefit from 100% small business rates relief (subject to eligibility) and would be suitable for a variety of uses. At first and second floor is a self-contained three bedroom maisonette with front street level entrance benefitting from a large 58 Ft long rear garden with two parking spaces and access from the rear access road.

The building is offered fully vacant and therefore there is the potential to develop the building further to value add, neighbouring buildings have created single storey extensions to the rear to create additional units (subject to planning consent).

The flat roof over the main part of the property was replaced in 2013 with a Thermofol system.

TERMS

Offers invited in the region of £360,000 subject to contract for the freehold interest with vacant possession.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor		
Sales Area	488	45.38
Store	17	1.60
Net Internal Area	505	46.98
Maisonette - First Floor		
Lounge	258	23.98
Kitchen	179	16.63
Bathroom	37	3.46
WC	17	1.6
Maisonette - Second Floor		
Bedroom 1	260	24.19
Bedroom 2	126	11.73
Bedroom 3	110	10.24
Tank Room	25	2.29
Rear Garden (GEA)	1,169	108.68
Two Car Parking Spaces		
Net Internal Area	1,012	94.12
Total Internal Area	1,517	141.10

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



Commercial unit

VIEWING & FURTHER INFORMATION: CALL 01202 887 555

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



Ben Simpkin
Head of Agency
bsimpkin@primmeroldsbas.co.uk
07871 373 069



Patrick Willis
Consultant
pwillis@primmeroldsbas.co.uk
07592 600 060



Dominic Street
Commercial Negotiator
dstreet@primmeroldsbas.co.uk
07443 277 559

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PLANNING

Under the new planning regulations, we believe the current permitted use to be the use class "E" which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquires of the local authority for confirmation.

RATES

Rateable Value £8,900

Source - voa.gov.uk

The 2024/2025 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

COUNCIL TAX

BAND B

We advise all parties to speak to the local authority in the first instance for confirmation.

EPC

Commercial C (57)
Residential E (39)

MONEY LAUNDERING

Please note all prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



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