



Primmer Olds **BAS**

FOR SALE

Substantial Freehold Mixed Use Investment Opportunity

893-895 CHRISTCHURCH ROAD, BOURNEMOUTH, DORSET BH7 6AU

.....

KEY FEATURES

.....

- Fronting A35 Christchurch Road, Boscombe's Principal Shopping Thoroughfare
- Prominent Corner Location
- 4 Separate Income Streams when Fully Let
- Future Development Potential (subject to consents)
- Recently Refurbished Commercial Space



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

893-895 CHRISTCHURCH ROAD

LOCATION

The premises are prominently located at the junction of the busy A35 Christchurch Road and Morley Road within this densely populated Bournemouth suburb some three miles east of Bournemouth town centre and around half a mile from Boscombe's prime pedestrianised shopping precinct.

This stretch of Christchurch Road plays host to a broad and eclectic mix of specialist retailers together with service providers and catering outlets. Pokesdown Railway Station is situated closeby.

DESCRIPTION

A substantial end of terrace property dating from the late 1800's and comprising a good-sized commercial unit arranged over ground floor and basement levels. The upper parts comprise a three-bedroom maisonette, a three bedroom flat and a one bedroom flat.

To the rear is a surfaced car park for several vehicles.

The premises may offer future development potential subject to the granting of any necessary consents.

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.

ACCOMMODATION

Floor Areas	Sq Ft	Sq M
Ground Floor Sales Area	883	82.06
Ground Floor Ancillary	861	80.01
Basement Ancillary	552	51.30
Total Internal Area	2,296	213.37

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

893A Christchurch Road

A first & second floor maisonette of approximately 900 sq ft (83 sq m) comprising kitchen, hallway, bathroom, good sized lounge, boxroom and three double bedrooms.

The premises have limited headroom in part and benefit from UPVC double glazed units.

895A Christchurch Road

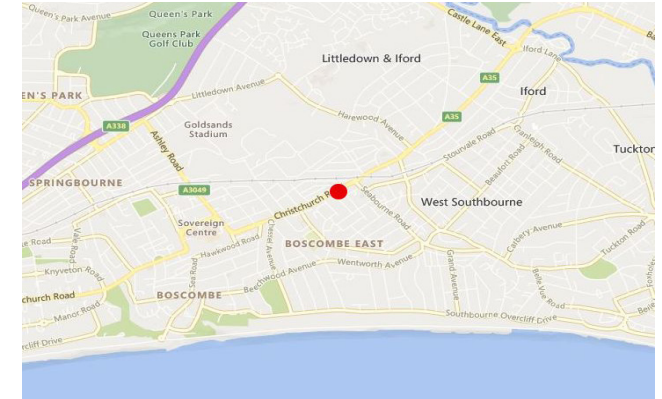
A first & second floor maisonette of approximately 800 sq ft (74 sq m) comprising entrance lobby and hallway, kitchen, utility area, bathroom, boxroom, spacious lounge and two double bedrooms.

The premises have limited headroom in part and benefit from mostly UPVC double glazed units and modern kitchen units.

895B Christchurch Road

A first floor flat of approximately 480 sq ft (44 sq m) comprising entrance lobby, kitchen, shower room, spacious lounge and double bedroom.

The premises have limited headroom in part and benefit from mostly UPVC double glazed units and modern kitchen units.



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

.....

893-895 CHRISTCHURCH ROAD

.....

TENANCY DETAILS

Shop 893-895 Christchurch Road

The shop is let to Chameleon Alterations Limited (with two guarantors) by way of an effectively full repairing and insuring lease via service charge provision, for a term of 15 years from 21st November 2022 at a rent of £20,000 per annum, exclusive.

The lease provides for the rent to be reviewed (index linked to the Retail Prices Index) on 21st November 2024 and every third anniversary thereof.

The lease excludes the renewal provisions of the Landlord & Tenant Act 1954 and the landlords hold a rent deposit of £5,000.

The lease also incorporates an option for the tenant to break on 21st November 2027 and a mutual break option on 21st November 2032

Maisonette 893A Christchurch Road

Currently Vacant

Maisonette 895A Christchurch Road

Currently let by way of an Assured Shorthold Tenancy at a rent of £1,000 per calendar month. A deposit of £825 is held and the tenants are holding over.

Flat 895B Christchurch Road

Currently let by way of an Assured Shorthold Tenancy at a rent of £725 per calendar month. A deposit of £530 is held and the tenant is holding over.

TENURE

Freehold

PRICE

Offers are invited in the region of £700,000

VAT

We understand that the property is not elected for VAT

Unit	EPC	Council Tax	Rateable Value
893a	G17	Band C	
895a	E42	Band B	
895b	E48	Band A	
893-895 Shop	C51		£20,000

PLANNING

Under the new planning regulations, we believe the current permitted use of the shop to be 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 enquiries of the local authority for confirmation.



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

.....

893-895 CHRISTCHURCH ROAD

.....



893A Christchurch Road



895B Christchurch Road



895A Christchurch Road



895A Christchurch Road

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