



Primmer Olds **BAS**

# FOR SALE

## Mixed Use Freehold Investment/Development Opportunity

19 ST LEONARD'S ROAD, CHARMINSTER, BOURNEMOUTH, DORSET BH8 8QL

### KEY FEATURES

- Freehold with Vacant Possession
- Ground Floor NIA – 47.58 Sq. M. (512 Sq. Ft.)
- Potential to Convert GF into Residential Unit (STP)
- Self-Contained Three Bedroom Maisonette Above
- Maisonette NIA – 71.77 Sq. M. (772 Sq. Ft.)
- Rear Garden with Access from Shelbourne Road
- Offers Invited in the Region of £260,000



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



CALL US ON 01202 887 555 | [WWW.PRIMMEROLDSBAS.CO.UK](http://WWW.PRIMMEROLDSBAS.CO.UK)

# 19 ST LEONARD'S ROAD

## LOCATION

The densely populated and cosmopolitan Bournemouth suburb of Charminster is located approximately 2 miles north of the town centre. The premises are located along St Leonard's Road within the residential back roads of Charminster where historically there may have been several rows of commercial parades. Over the years these appear to have been slowly converted into ground floor residential units which could certainly be a possibility for the subject premises.

## DESCRIPTION

At ground floor level the premises comprise a single fronted lock up shop that has been long established as a Chinese takeaway, the business has now ceased trading and is being offered with vacant possession but will be sold as seen with the existing fixtures and fittings in place.

The ground floor would be suitable for a variety of uses and could be converted into a residential unit (subject to planning consent) which is likely to be supported by the local residents.

The ground floor unit benefits from rear access, rear garden and access from a pedestrian alleyway from Shelbourne Road.

The upper floors comprise a self-contained three bedroom maisonette with front street level entrance, gas boiler, own utility connections but is in need of refurbishment.

## PLANNING

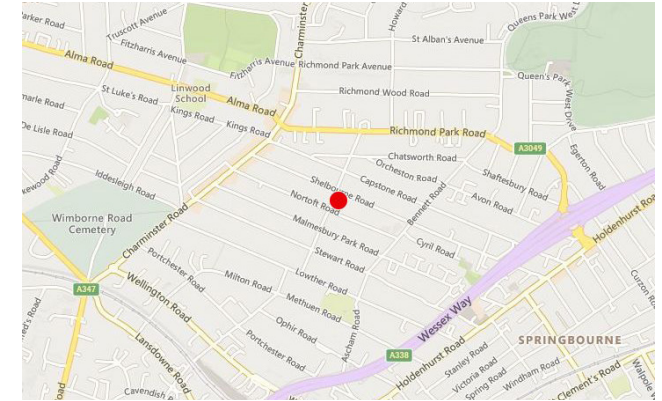
Long established takeaway use at ground floor (Sui Generis).

All parties are advised to make their own enquiries of the local authority for confirmation.

## ACCOMMODATION

Ground Floor	Sq Ft	Sq M
Sales Area	170	15.84
Store	77	7.13
Commercial Kitchen	165	15.36
Rear Store	100	9.25
Rear Garden		
<b>Net Internal Area</b>	<b>512</b>	<b>47.58</b>
Maisonette		
First Floor		
Kitchen	124	11.55
WC		
Bedroom 1	137	12.77
Lounge	209	19.41
Second Floor		
Bathroom	58	5.36
Bedroom 2	95	8.83
Bedroom 3	150	13.90
<b>Net Internal Area</b>	<b>773</b>	<b>71.77</b>
<b>Total Net Internal Area (Whole)</b>	<b>1,285</b>	<b>119.35</b>

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



**VIEWING & FURTHER INFORMATION: CALL 01202 887 555**

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## TERMS

Offers invited in the region of £260,000 subject to contract for the freehold interest with vacant possession.

## RATES

Rateable Value                      £4,050

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

## EPC

Commercial                      B47  
Residential                      E41

## 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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