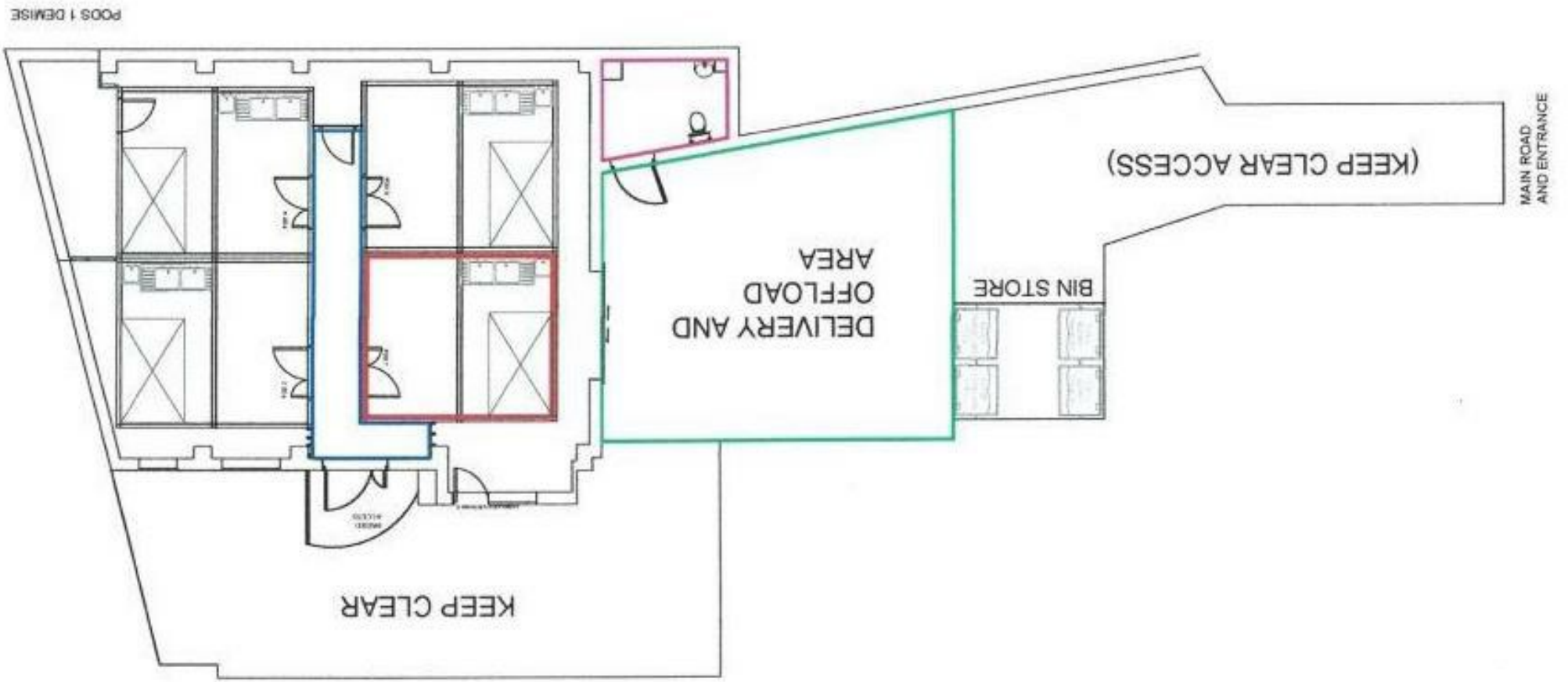


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment.



FLOOR PLAN



Kitchen Pods 80 Shelley Road East
Boscombe, BH7 6HA, Asking Price £315,000

MAIN FEATURES

- Superb Investment Opportunity
- Secure Kitchen Units
- High Quality Fitted Units
- Fresh Air Supply
- WIFI and Designated Phone Line
- Data provided to each kitchen
- No Forward Chain
- Separately Rated

Description

**** Superb Investment opportunity **** Various kitchen units within a ground level workshop approximately 200 square feet which has been meticulously refurbished to exact standards to provide professional commercial kitchens. These kitchens are rented and used for delivery service or food preparation and manufacturing.

The property benefits from a secure communal entrance/access door and shared WC facilities however, each kitchen is self-contained with 3 phase electricity, gas, drainage, hot and cold water.

An extraction system with canopy is provided in each kitchen together with one preparation sink and hand wash basin and wipe clean surfaces.

Each kitchen has the following:-

EQUIPMENT • Air extraction system • Stainless steel canopy and wall panels • Gas interlock • Double sink • Hand wash basin

SURFACES • Stainless steel work benches • Safety vinyl flooring R10 • Stainless steel wall panels • PVC wall and ceiling finishes

AIR CONTROL • Large stainless steel extraction canopy • Fresh air supply • Approved air replacement rates • Filtration on dirty air extraction • Gas interlock system

IT and DATA • WIFI and designated phone line • Data and WIFI provided to each kitchen Each kitchen unit currently pays an additional service charge which is inclusive of VAT and includes Broadband, Waste Removal, Communal Cleaning Contribution, Pest Control.

Utilities are individually metered per unit and billed monthly additionally.

There is also an opportunity for tenants to the external cold refrigerator unit for an additional £250pcm.



MORE @ [HTTPS://WWW.LOVETTINTERNATIONAL.COM](https://www.lovetinternational.com)

Tenure

Tenure: Freehold

Type: Commercial

Investment Potential: £48,000 per annum

Return on Investment: 12.1%

EPC: E

Tax Band:

Area

Situated on Boscombe Spa Road, Bournemouth's award winning Sandy Beaches near by, with its Promenade ideal for walking, running and cycling. Close to Bournemouth Town Centre, with its variety of Shops, multiple Restaurants, Bars, Pier, Oceanarium, Cinemas and the new BH2 Leisure Complex. There is a main line train station at Bournemouth / Pokesdown, which provides direct links to London Waterloo as well as Southampton and Southampton Airport. Bournemouth International Airport (6 miles) offers a varied schedule of flights to a number of European destinations.



Asking Price £315,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		45	45
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

