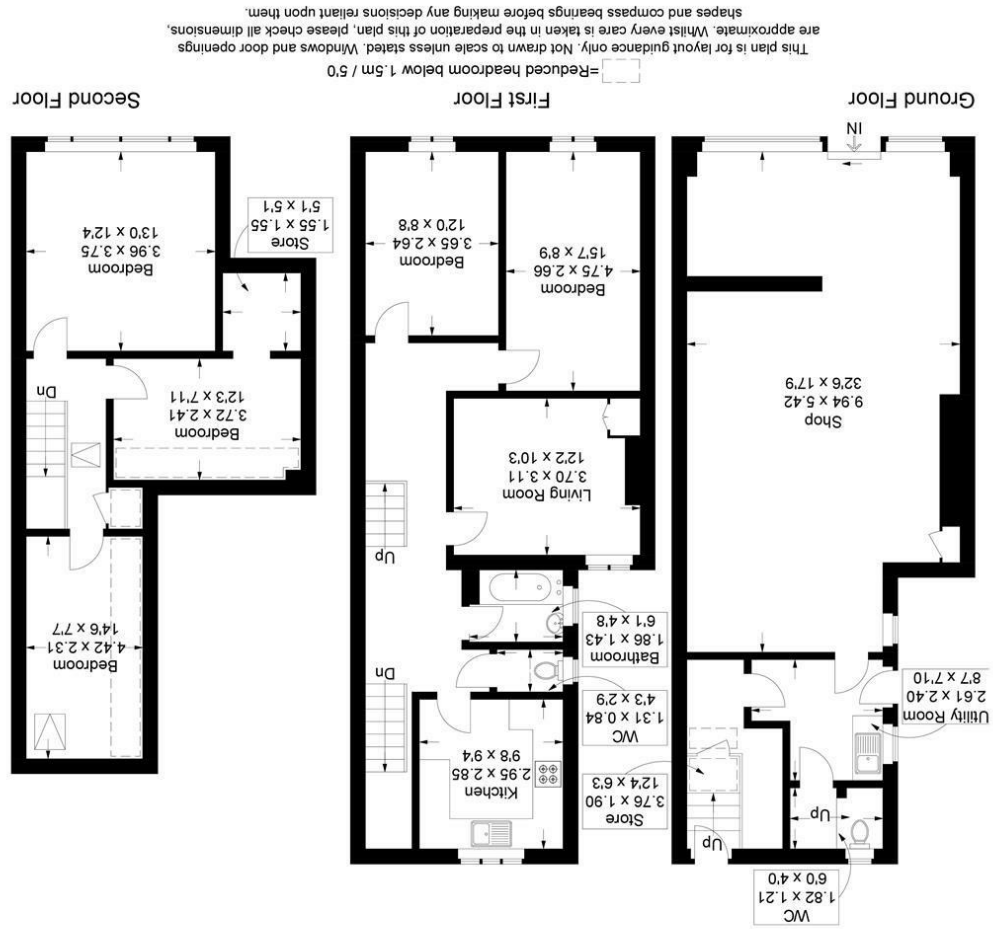


Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested.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



151 & 151a Alder Road, Poole, BH12 4AA
Approximate Gross Internal Area = 171.7 sq m / 1848 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 5.9 sq m / 64 sq ft
Total = 177.6 sq m / 1912 sq ft

FLOOR PLAN



151 & 151a Alder Road
Poole, BH12 4AA, Price Guide £400,000

MAIN FEATURES

- Two Parking Spaces
- Commercial Rental & Licensed Five Bedroom HMO
- Superbly Managed Premises
- Freehold
- No Forward Chain
- Brand New Boiler
- Extremely Well Presented
- Fully Occupied
- Separate Entrance To Commercial & HMO
- Total Annual Income £34,800+

Area

Branksome is a suburb of Poole in Dorset and is also has easy access to Bournemouth Town centre. the area consists of manly residential properties with many being family homes. Main features of the area are the recreational ground used for various sporting activities and events throughout the year. Talbot Heath nature reserve provides scenic walks and links through to Coy Pond and Bournemouth Gardens taking you into the town centre. Poole retail park is close by with John Lewis, Next and other leading retailers present There is a main line train station at Branksome which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Summary

A superb investment opportunity to purchase this well presented five bedroom fully licensed HMO with a history of long term lets as well as, a good size ground floor commercial premises with a long term tenant. The property is freehold, well presented throughout and fully occupied, bring in approx. £34,800 per annum. Separate access to both units, an outside communal area and parking for up to two vehicles. Situated in the popular and convenient location of Branksome with easy access to both Bournemouth and Poole, the property has been extremely well managed and will provide an instant revenue.

Description

The commercial unit is accessed directly off Alder Road, a large retail area measuring almost 10m x 5.4m. This then leads to a kitchen area and separate w.c. at the back of the building. There is access via the kitchen to a small outside courtyard area. Further access from the kitchen to storeroom for the shop. The shop unit is very well kept and maintained with a long term tenant that is paying £10,800 per annum. Off road parking for two cars at the rear. Access to the HMO is located via the rear via private lane which services the adjoining shops and apartments. Situated above the retail unit this maisonette is split over the first and second floor. Ground floor entrance with stairs to the first floor landing. Good size lounge with window to side. Kitchen, well fitted range of work surfaces, storage cupboards and inset appliances. Two Bedrooms located on this level with view to front aspect. Bathroom and separate w.c. are modern and well kept. Stairs to second floor where there are three other bedrooms. The rooms are all well presented and fully occupied.

Tenure

Freehold
Commercial EPC:

Ground Floor Commercial Rent: £10,800 p.a. [on a 5 year lease]
HMO Annual Income: £24,000
Total Annual Income £34,800+

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only. Applicants should make enquiries to satisfy themselves with regard to any restrictive covenants that may apply.

Price Guide £400,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-64) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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