

Ref: H23891

**HOTELS, LEISURE & BUSINESS TRANSFER**



## POOLE, DORSET

### LOCATION

Parkstone Shopping thoroughfare approx. 800 yards. Branksome Mainline Railway Station approx. ½ mile. Flaghead Chine Beach approx. 2 miles. Poole Town Centre within 2½ miles. Bournemouth Town Centre approx. 2¾ miles.

### FEATURES

Easy access to Bournemouth and Poole town centres. High occupancy rate. Full gas fired central heating. UPVC double glazing. External redecoration. Digital door locks. On site parking for 7 vehicles. Detached Garage. Tenant use garden.

### SUMMARY OF ACCOMMODATION

10 Letting Rooms (1 en-suite). Dining Room. Large Kitchen. Utility Room. 2 Shower Rooms with WCs. Separate WC. **Garden Room/Office** with Kitchen and Shower Room.

### LICENCES/PERMISSIONS

We are informed an HMO Licence for 10 persons in 10 households is currently held. We have not had sight of this document. A current planning application has been submitted for a rear extension and roof conversion to create 10 en-suite rooms with 2 lounges.

### TRADING & BUSINESS

The rent roll as at 9<sup>th</sup> August 2023 was:

Room 1	£140 p.w.	Room 5	£130 p.w.	Room 9	£160 p.w.
Room 2	£220 p.w.	Room 6	£120 p.w.	Room 10	£120 p.w.
Room 3	£120 p.w.	Room 7	£110 p.w.	Garden Room	£277 p.w.
Room 4	£130 p.w.	Room 8	£150 p.w.	<b>TOTAL</b>	<b>£1,677 P.W.</b>

### RATEABLE VALUE

Council Tax Band "E". Information taken from the Valuation Office Agency website.

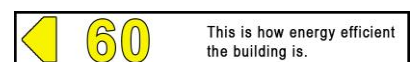
### TENURE

FREEHOLD.

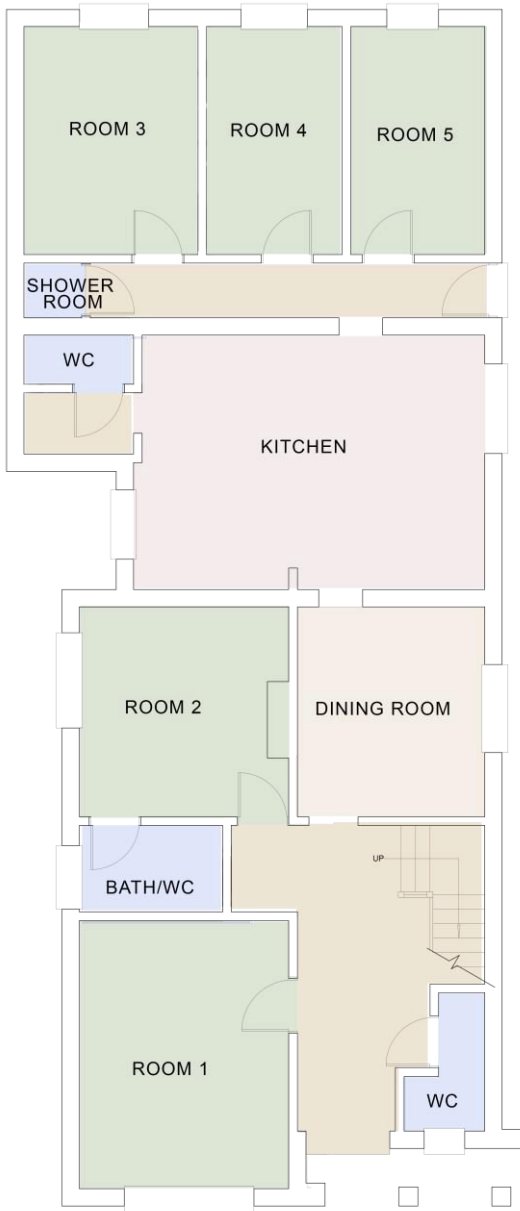
### PRICE

£775,000.

### EPC RATING



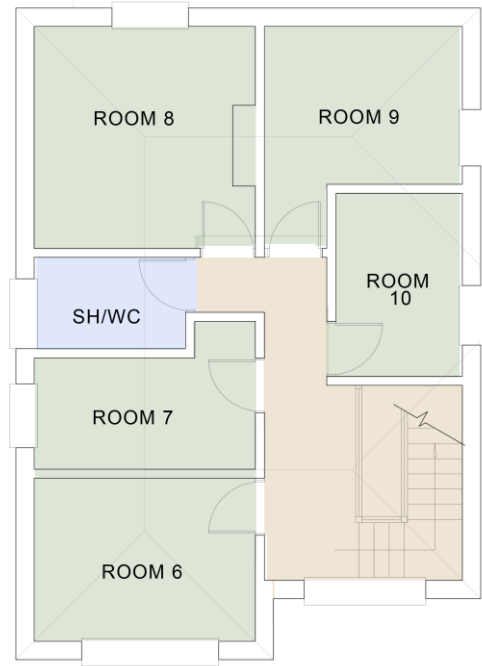




**GROUND FLOOR PLAN**



**GARDEN ROOM**



**FIRST FLOOR PLAN**

