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### Ref: H23891

# HOTELS, LEISURE & BUSINESS TRANSFER



## 227 BOURNEMOUTH ROAD, POOLE, DORSET BH14 9HU

### 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. Planning consent has been obtained for a rear extension and roof conversion to create 10 ensuite rooms with 2 lounges.

### TRADING & BUSINESS

The rent roll as at 4th July 2024 was:

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Room 1	£140 p.w.	Room 5	£160 p.w.	Room 9	£160 p.w.
Room 2	£170 p.w.	Room 6	£130 p.w.	Room 10	£120 p.w.
Room 3	£120 p.w.	Room 7	£110 p.w.	Garden Roo	m £254 p.w.
Room 4	£130 n w	Room 8	£150 n w	TOTAL	f1 644 P W

### RATEABLE VALUE

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

#### **TENURE**

FREEHOLD.

#### **PRICE**

£775,000.

## EPC RATING





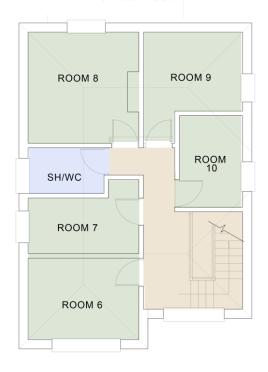
This is how energy efficient

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. Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment. All distances and measurements are approximate and should not be relied upon. Goadsby do not take responsibility for such items that may be subject to hire, lease, or hire purchase agreements and recommend that purchasers satisfy themselves in this regard. Photographs are reproduced for identification purposes only and it cannot be inferred that any item shown is included within the purchase. Viewing strictly by prior appointment through Goadsby. IDENTIFICATION Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.





#### **GARDEN ROOM**



**GROUND FLOOR PLAN** 

FIRST FLOOR PLAN



## **CONSENTED PLANS**



Ground Floor First Floor

