

FOR SALE

HOT FOOD TAKEAWAY INVESTMENT
WITH PLANNING PERMISSION FOR
RESIDENTIAL UNIT TO THE REAR



INVESTMENTS

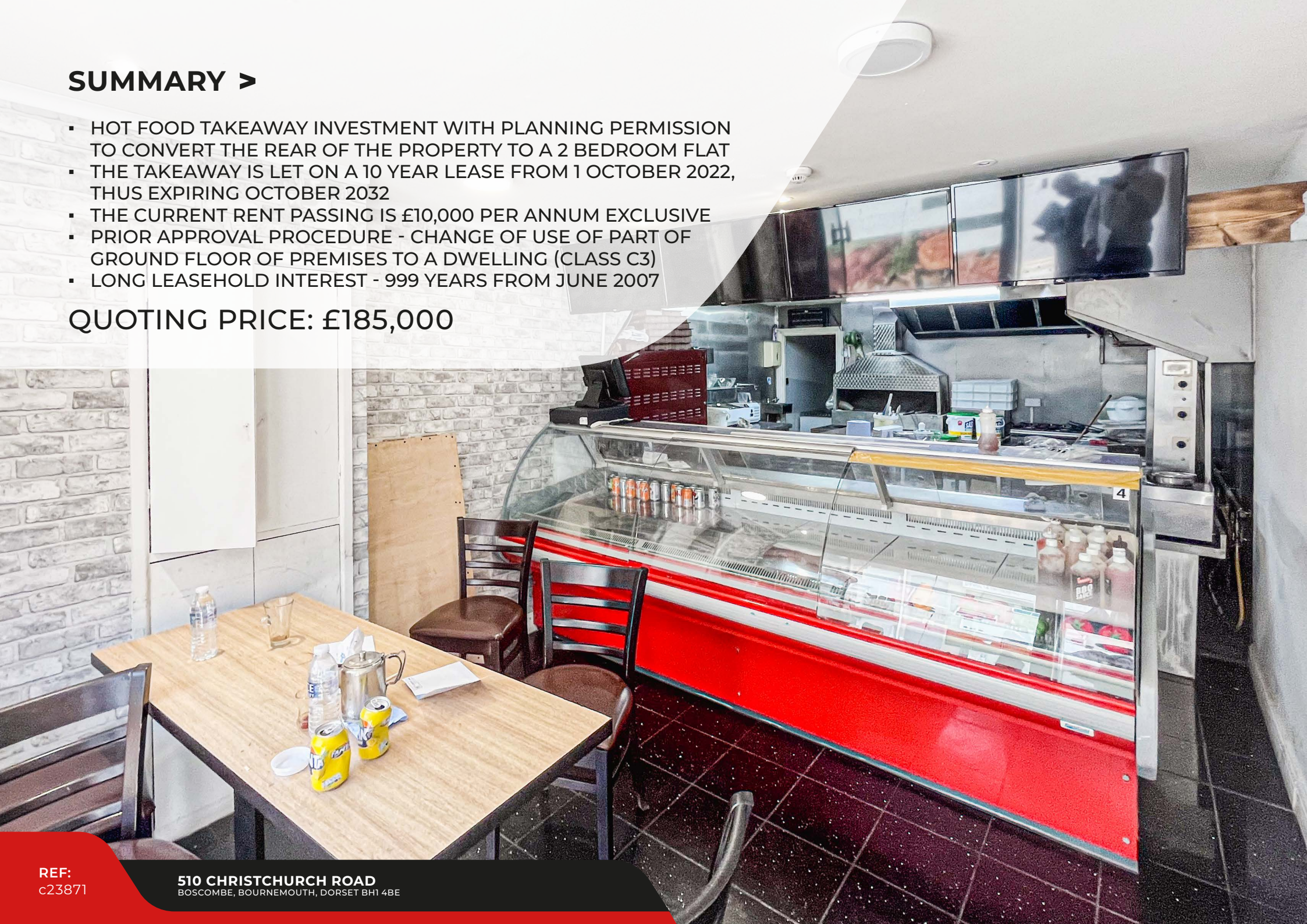


510 CHRISTCHURCH ROAD
BOSCOMBE, BOURNEMOUTH, DORSET BH1 4BE

SUMMARY >

- HOT FOOD TAKEAWAY INVESTMENT WITH PLANNING PERMISSION TO CONVERT THE REAR OF THE PROPERTY TO A 2 BEDROOM FLAT
- THE TAKEAWAY IS LET ON A 10 YEAR LEASE FROM 1 OCTOBER 2022, THUS EXPIRING OCTOBER 2032
- THE CURRENT RENT PASSING IS £10,000 PER ANNUM EXCLUSIVE
- PRIOR APPROVAL PROCEDURE - CHANGE OF USE OF PART OF GROUND FLOOR OF PREMISES TO A DWELLING (CLASS C3)
- LONG LEASEHOLD INTEREST - 999 YEARS FROM JUNE 2007

QUOTING PRICE: £185,000



Location

The premises occupy an established trading position on Christchurch Road, one of the principal thoroughfares through the Bournemouth town of Boscombe. Nearby occupiers include McDonalds, Iceland, Greggs, British Heart Foundation and Costa Coffee.

Limited wait roadside parking is available long the stretch of Christchurch Road.

Description

This three storey terrace property comprises a ground floor hot food takeaway, with a unused storage area to the rear which has planning permission to be converted to a 2 bedroom flat. The upper floors have been sold off by way of a long leasehold interest.



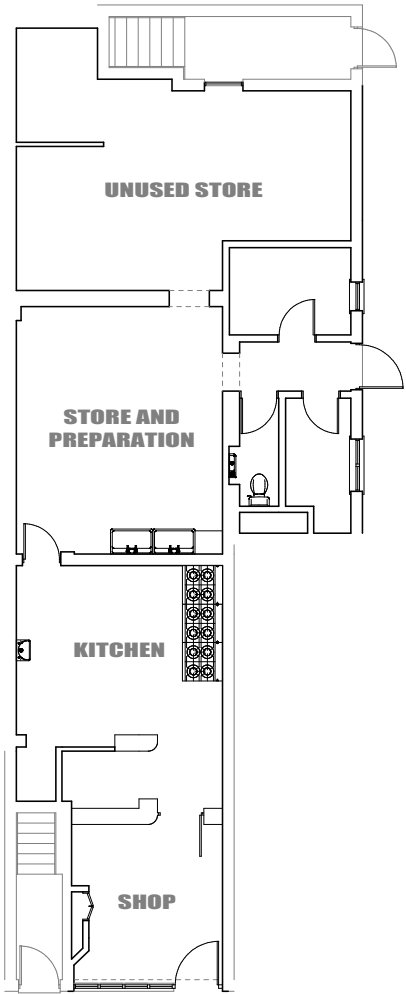
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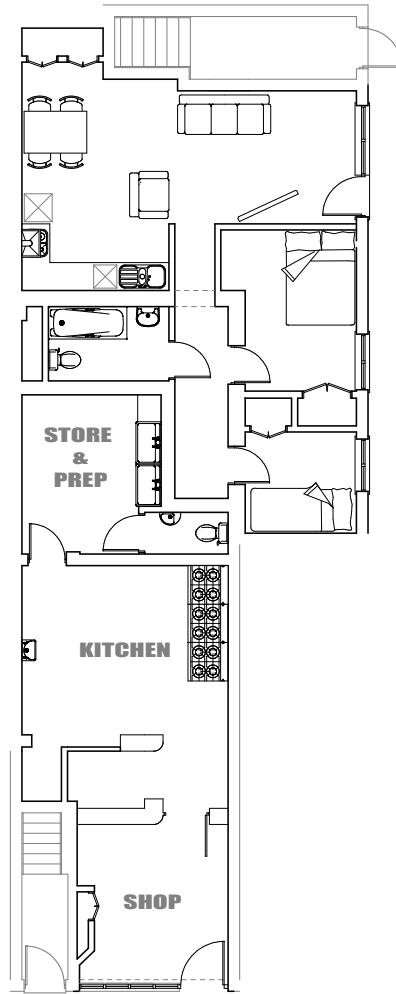
Planning

Prior approval procedure - Change of use of part of ground floor of premises to a dwelling (Class C3)

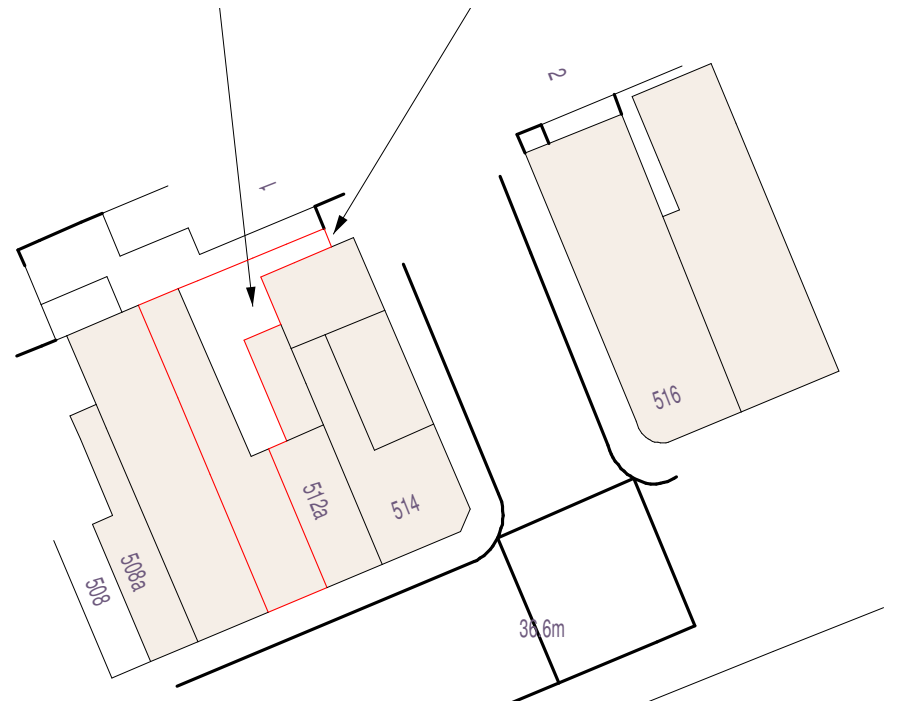
Planning Application number (BCP Council) [7-2020-9020-P](#)



EXISTING PLAN



PROPOSED PLAN



Tenancy

Hot Food Takeaway

Tenancy	Private individual.
Terms	10 years from 1 October 2022, thus expiring October 2032.
Rent	£10,000 per annum exclusive.
Type of lease	Full repairing and insuring.

Tenure

Long leasehold - 999 years from June 2007.

Price

£185,000

EPC Rating

C - 69

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

We have been informed by our client the property is not elected for VAT.

Viewing

Strictly by prior appointment through the agents, Goadsby, through whom all negotiations must be conducted.



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ANTI MONEY LAUNDERING REGULATIONS

Under Anti 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.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.