

# FOR SALE

**ESTABLISHED RETAIL PARADE** COMPRISING 5 SHOPS  
AND AN ADDITIONAL 2 BEDROOM MAISONETTE

LOCATED IN A **SOUGHT AFTER** BOURNEMOUTH SUBURB  
WITH **FUTURE REDEVELOPMENT POTENTIAL** (S.T.P.P.)



**1105-1113A CHRISTCHURCH ROAD**  
BOSCOMBE EAST, BOURNEMOUTH, DORSET, BH7 6BQ

# SUMMARY

## RENTAL INCOME

**£38,600** per annum exclusive

## PRICE

**£575,000**

- Established retail parade comprising 5 lock-up retail units
- Additional two storey maisonette
- Large rear garden area with 2 garages
- All of the retail units are currently let, producing:  
**£29,000 per annum exclusive**
- 2 bedroom maisonette currently let producing:  
**£9,600 per annum exclusive**
- Tenure – freehold
- The property is currently not elected for VAT



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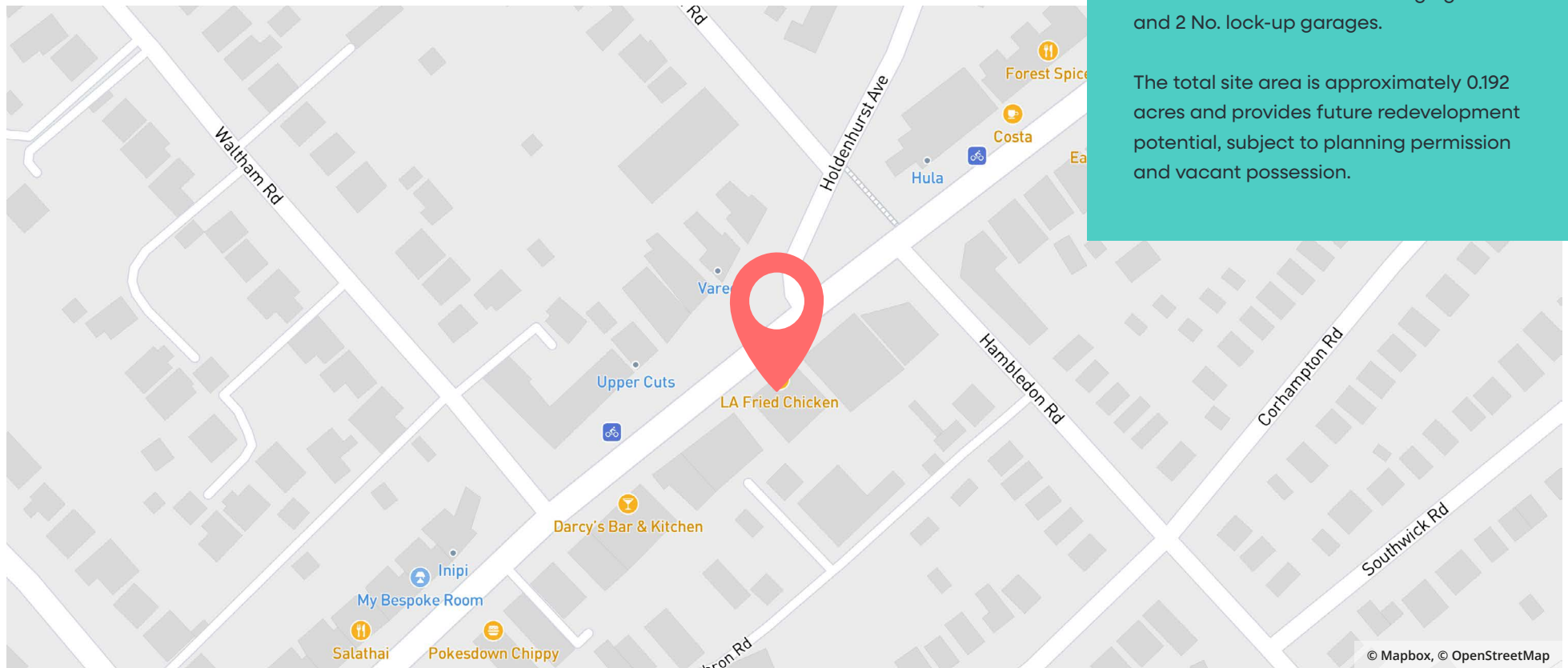
## LOCATION

The premises form part of an established retail parade fronting the busy A35 Christchurch Road, within the popular Bournemouth suburb, known as Boscombe East. The area is characterised by its vibrant mix of independent retail, health and well-being and professional/financial service providers, together with a number of coffee shops and restaurants/bars. Also located in the vicinity are multiple operators including **Sainsbury's Local**, **Tesco Express** and **Costa Coffee**. Limited wait roadside parking is available to the front of the parade.

## DESCRIPTION

An established parade of 5 lock-up retail units let to a variety of independent operators. Accessed via a walkway to the side of the property is a 2 bedroom maisonette currently providing 2 double bedrooms, lounge, kitchen and bathroom. To rear of the site there is a large garden and 2 No. lock-up garages.

The total site area is approximately 0.192 acres and provides future redevelopment potential, subject to planning permission and vacant possession.



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## TENANCIES

Address	Tenant	Term	EPC Rating	Current Rent Passing pax	Rent Reviews/ Tenant Break Clause	Security of Tenure
1105 Christchurch Road	Private individual	5 years expiring 7 March 2028	D - 99	£4,100	Tenant option to break on 8 March 2026, subject to providing 6 months notice	L&T Act excluded
1107 Christchurch Road	Private individual	3 years expiring 31 December 2008 (holding over)	D - 90	£4,000	No further rent reviews or break options	Has L&T Act protection
1109 Christchurch Road	Private individual	3 years expiring 10 January 2027	C - 53	£5,600	No further rent reviews or break options	L&T Act excluded
1111 Christchurch Road	Private individual	10 years expiring 24 March 2027	C - 60	£8,000	No further rent reviews or break options	L&T Act excluded
1113 Christchurch Road	Disappearing Ink Ltd	3 years expiring 18 July 2025	C - 74	£7,300	No further rent reviews or break options	L&T Act excluded
1113A Christchurch Road	Private individual	Expiring 23 November 2025	E - 53	£9,600	No further rent reviews or break options	L&T Act excluded

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**TOTAL RENTAL INCOME:**  
£38,250 per annum exclusive

## PRICE

£575,000

## TENURE

The property is held on a freehold basis under the following Title numbers: **DT113352 // DT460941 // DT331711**

## RATEABLE VALUES

1105 Christchurch Road	£4,300 (from 1.4.23)
1107 Christchurch Road	£7,400 (from 1.4.23)
1109 Christchurch Road	£5,800 (from 1.4.23)
1111 Christchurch Road	£7,400 (from 1.4.23)
1113 Christchurch Road	£8,700 (from 1.4.23)

100% small business rates relief is available on all properties with a rateable value of £12,000 or less (subject to conditions).

## COUNCIL TAX

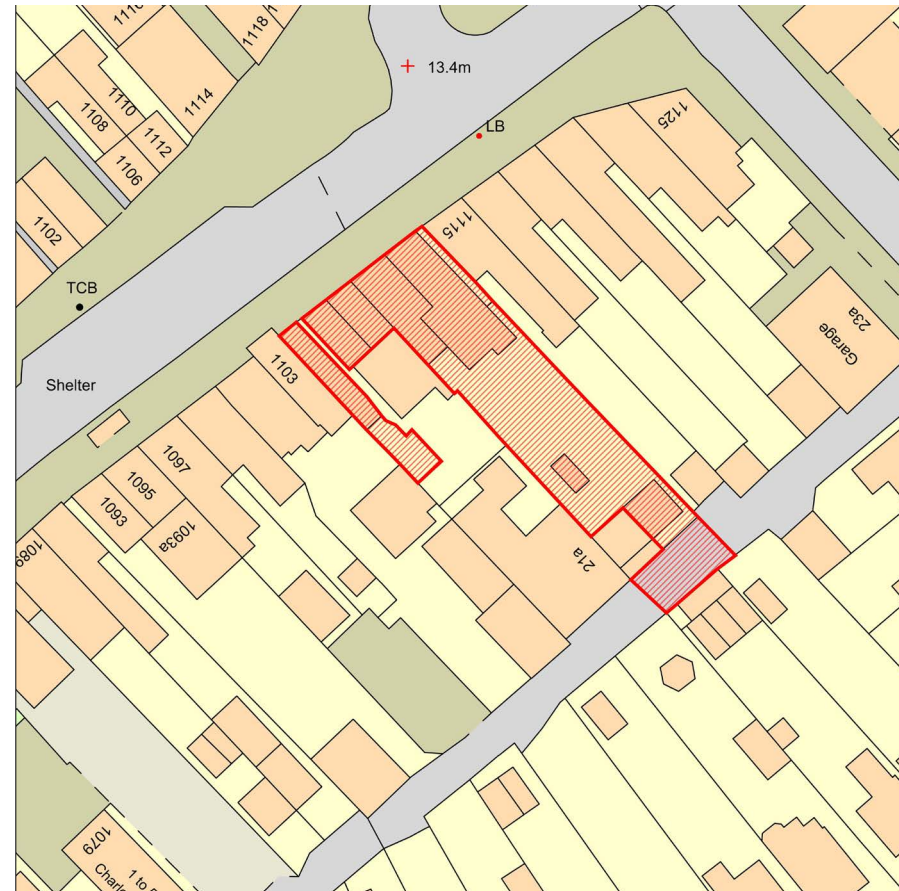
1113A Christchurch Road Band B

## LEGAL COSTS

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

## EXTENT OF DEMISE

The total demise extends to approximately **0.192 acres**, the approximate boundaries are shown below.



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# IMPORTANT

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.

# VAT

We have been informed by our client that the premises are currently not elected for VAT.

# VIEWINGS

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



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