



# For Sale

Freehold **commercial**  
and **residential**  
**investment** located in  
a **densely populated**  
suburb of **Bournemouth**

**Currently not elected for VAT**

**996-996a Wimborne Road**  
Moordown, Bournemouth, Dorset BH9 2DE

# Summary

## Commercial Element

- Ground floor retail unit
- Currently let to **Done Brothers (Cash Betting) Ltd**, t/a **Betfred** for a term of 3 years from 1 May 2022, subject to a rental of **£8,500 per annum** exclusive
- Occupied by a bookmakers since 2005

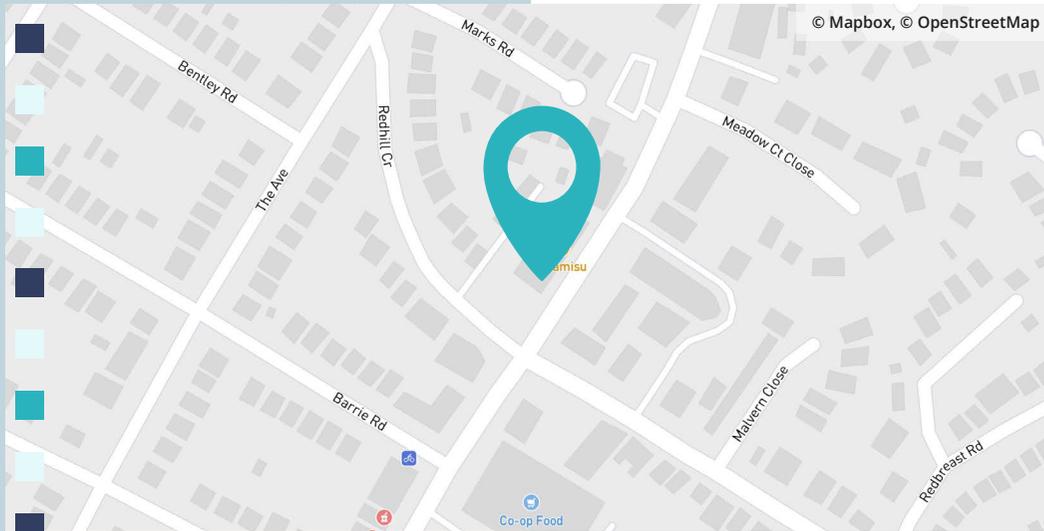
## Residential Element

- First floor, 3 bedroom apartment
- Currently vacant
- Potential annual rental - **£12,000 per annum** exclusive

**Price:** £250,000

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





## Location

The property is situated in an established parade on the western side of this busy main arterial road adjacent to Redhill Crescent and Moordown Medical Centre, opposite the junction with Malvern Road and Alan Tapper Funeral Services. Bournemouth town centre is approximately 2.7 miles to the south and limited wait roadside parking is available on Wimborne Road.



## Description/Accommodation

This two storey building is arranged as follows:

### Ground Floor Retail Unit (996 Wimborne Road)

Approximate net sales area: 79 sq m // 852 sq ft

### First Floor Apartment (996A Wimborne Road)

(maximum dimensions of each room):

Living room	4.43m x 5.77m
Bedroom 1	3.92m x 4.58m
Office/bedroom 2	2.11m x 3.37m
Bedroom 3	3.38m x 3.56m
Kitchen	1.97m x 3.87m
Bathroom	2.69m x 1.23m
Gas central heating	
UPVC double glazing throughout	

## Tenancy

### Ground Floor Retail Unit (996 Wimborne Road):

<b>Tenant</b>	Done Brothers (Cash Betting) Ltd
<b>Term</b>	3 years from 1 May 2022
<b>Type of Lease</b>	Internal repairing and insuring
<b>Current Passing Rent</b>	£8,500 per annum exclusive
<b>Rent Review</b>	None



### First Floor Apartment (996A Wimborne Road):

#### Vacant.

In our opinion, the potential rental income is **£12,000 per annum**. Please note that this is for guidance purposes only and this figure should not be regarded as a formal valuation nor should it be used for any mortgage, financial or security purpose. Interested parties are advised to seek their own independent advice.





## Tenure

We have been informed by our client that the premises are secured on a freehold basis and that the access road to the rear is included in the title.

The owner of the adjacent building reserves a right of way over the staircase to 996A which provides access to the apartments in the adjacent building.

## Price

£250,000.

## VAT

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

## EPC Ratings

996 Wimborne Road      C - 64

996A Wimborne Road      D - 56

## Legal Costs

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

## Viewings

Strictly by prior appointment through the joint sole agents, Goadsby or Nettleship Sawyer, through whom all negotiations must be conducted.



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## IDENTIFICATION

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.