

*Long Established Letting Investment
Occupying Prime West Cliff Position &
Generating Highly Lucrative Income*



ROTHBURY

WEST CLIFF GARDENS, WEST CLIFF, BOURNEMOUTH, DORSET BH2 5HL

goadsby

LOCATION

West Cliff - Cliff Top approx. 150 yards. Bournemouth International Centre approx. 650 yards. Bournemouth Square approx. ½ mile. Travel Interchange within 2 miles.

FEATURES

Sea glimpses from upper floors. Well established letting investment also suiting holiday letting/Airbnb. Gas fired central heating with 2 boiler system. UPVC double glazing to second floor. Cavity wall insulation. Masterkey system. Forecourt parking. Lucrative income. 14 year current ownership.

SUMMARY OF ACCOMMODATION

Steps leading to Enclosed Entrance Lobby opening into:

SPACIOUS RECEPTION HALL

With fire alarm control panel and fitted cupboards.

UNIT 4

Studio Room DOUBLE with bay window, Kitchen and Bathroom.

OFFICE/WALK IN STORE ROOM

NB This was previously the Bedroom to Unit 4 and could be reinstated as such.

UNIT 5

Studio Room DOUBLE with Kitchenette and Shower Room.

UNIT 6

Studio Room DOUBLE with bay window, Kitchenette and Shower Room.

SEPARATE BATHROOM

(Private to Unit 7).

Stairs down to:

Lower Ground Floor

Lobby

With washing machine for tenants use and door to side.

UNIT 1

Inner Hall. Living Room with Kitchenette. Bathroom. Bedroom DOUBLE.

UNIT 2

Studio Room DOUBLE with bay window, Kitchen and Shower Room.

UNIT 3

Studio Room DOUBLE with bay window, Kitchen and Shower Room.

UTILITY ROOM

With washing machine for tenants use.

Stairs from the Entrance Hall to:

First Floor

Landing

With Boiler Room housing Viessmann gas fired boiler.

UNIT 7

Flatlet SINGLE with Kitchenette.

UNIT 8

Studio Room DOUBLE with Kitchenette and Shower Room.

UNIT 9

Studio Room DOUBLE with bay window, Kitchenette and Shower Room.

UNIT 10

Studio Room DOUBLE with bay window, Kitchenette and Shower Room.

SEPARATE BATHROOM

(Private to Unit 11).

Second Floor

UNIT 11

Flatlet SINGLE with Kitchenette.

UNIT 12

Studio Room SINGLE with Kitchenette and Shower Room.

UNIT 14

Studio Room DOUBLE with Kitchenette and Shower Room.

UNIT 15

Studio Room SINGLE with Kitchenette and Shower Room.

UNIT 16

Studio Room DOUBLE with bay window Kitchenette and Shower Room.

Outside

To the front of the property there is tarmac car parking for 5 vehicles whilst to the rear there is an enclosed paved yard with clothes line and block built storage shed.

TRADING & BUSINESS

It is felt the income could be increased with the reintroduction of holiday letting, however, letting on assured shorthold agreements, the income per calendar month from 1st August 2024 is:

Unit 1	£935.00	Unit 6	£780.00	Unit 11	£615.00
Unit 2	£840.00	Unit 7	£695.00	Unit 12	£615.00
Unit 3	£795.00	Unit 8	£705.00	Unit 14	£800.00
Unit 4	£823.00	Unit 9	£780.00	Unit 15	£495.00
Unit 5	£750.00	Unit 10	£725.00	Unit 16	£755.00
TOTAL					£11,108.00

LICENCES/PERMISSIONS

An HMO Licence for 26 persons in 15 households is currently held.

RATEABLE VALUE

Each Unit is separate assessed Council Tax Band "A". Information taken from the Valuation Office Agency website. The owner is currently exploring if the property is eligible for a single Council Tax banding which would enable an increase in rental income.

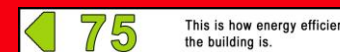
TENURE

FREEHOLD.

PRICE

£1.495 million to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

EPC

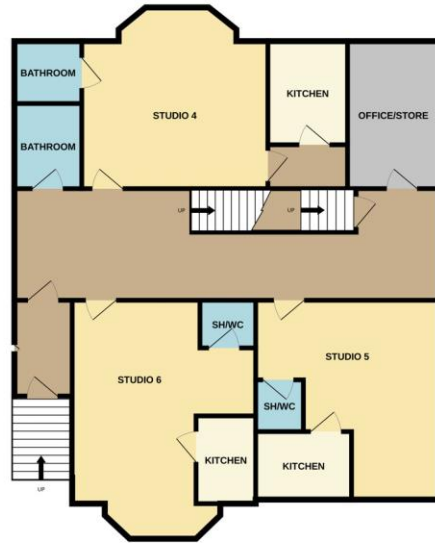
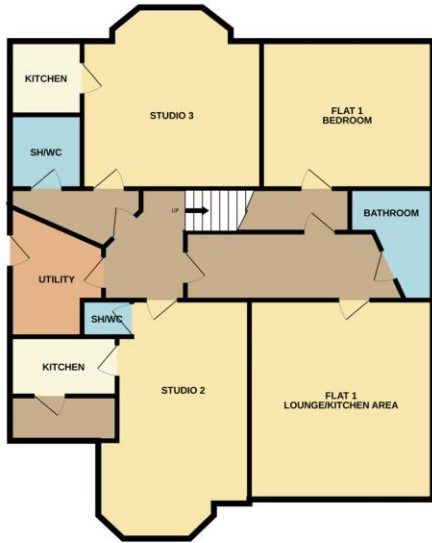


BASEMENT

GROUND FLOOR

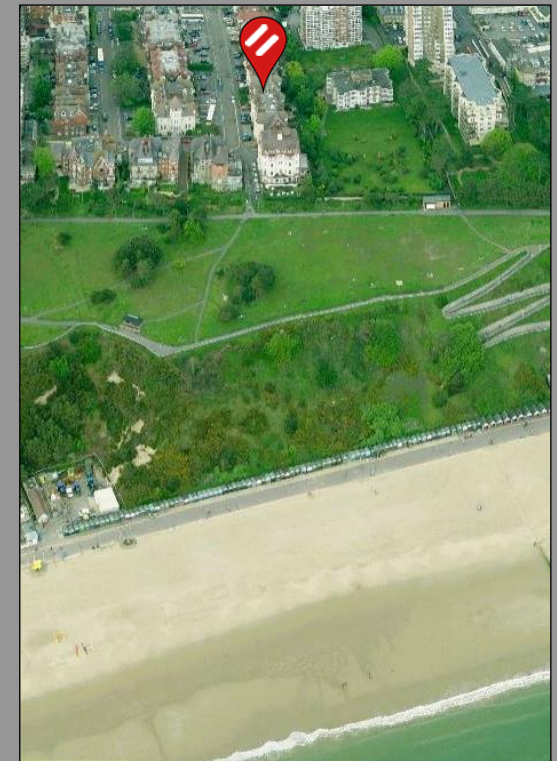
1ST FLOOR

2ND FLOOR

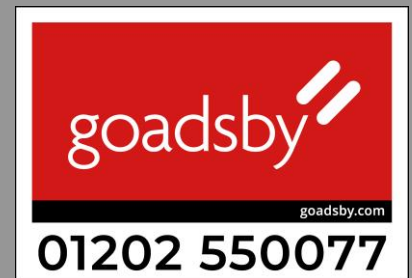


ROTHBURY, WEST CLIFF GARDENS, BOURNEMOUTH

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Ref: H208115



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