

# FOR SALE

SUBSTANTIAL 4-STOREY RETAIL AND RESIDENTIAL PROPERTY WITH VACANT POSSESSION



200-202 COMMERCIAL ROAD, BOURNEMOUTH, DORSET BH2 5LX





## SUMMARY

- » SUBSTANTIAL RETAIL AND RESIDENTIAL OPPORTUNITY LOCATED IN BOURNEMOUTH TOWN CENTRE
- » RETAIL UNIT ARRANGED OVER GROUND AND BASEMENT LEVELS
- » LARGE ONE BEDROOM FLAT LOCATED ON THE FIRST FLOOR
- » WELL PRESENTED TWO BEDROOM FLAT LOCATED ON THE SECOND FLOOR
- » THE ENTIRE PROPERTY IS OFFERED WITH FULL VACANT POSSESSION
- » OF INTEREST TO OWNER OCCUPIERS, INVESTORS AND DEVELOPERS
- » THE COMMERCIAL UNIT IS WELL PRESENTED THROUGHOUT WITH AN ENCLOSED REAR COURTYARD
- » TENURE – FREEHOLD

**PRICE:**  
**£535,000**



## LOCATION

The property occupies an established trading position on Commercial Road. The premises are located within The Triangle which is a popular and thriving area located to the west of Bournemouth Town Centre. The area is characterised by its mix of local independent retailers, restaurants, cafes, bars and financial/professional service providers. West Hill car-park is located to the rear of the property providing substantial pay and display car-parking.

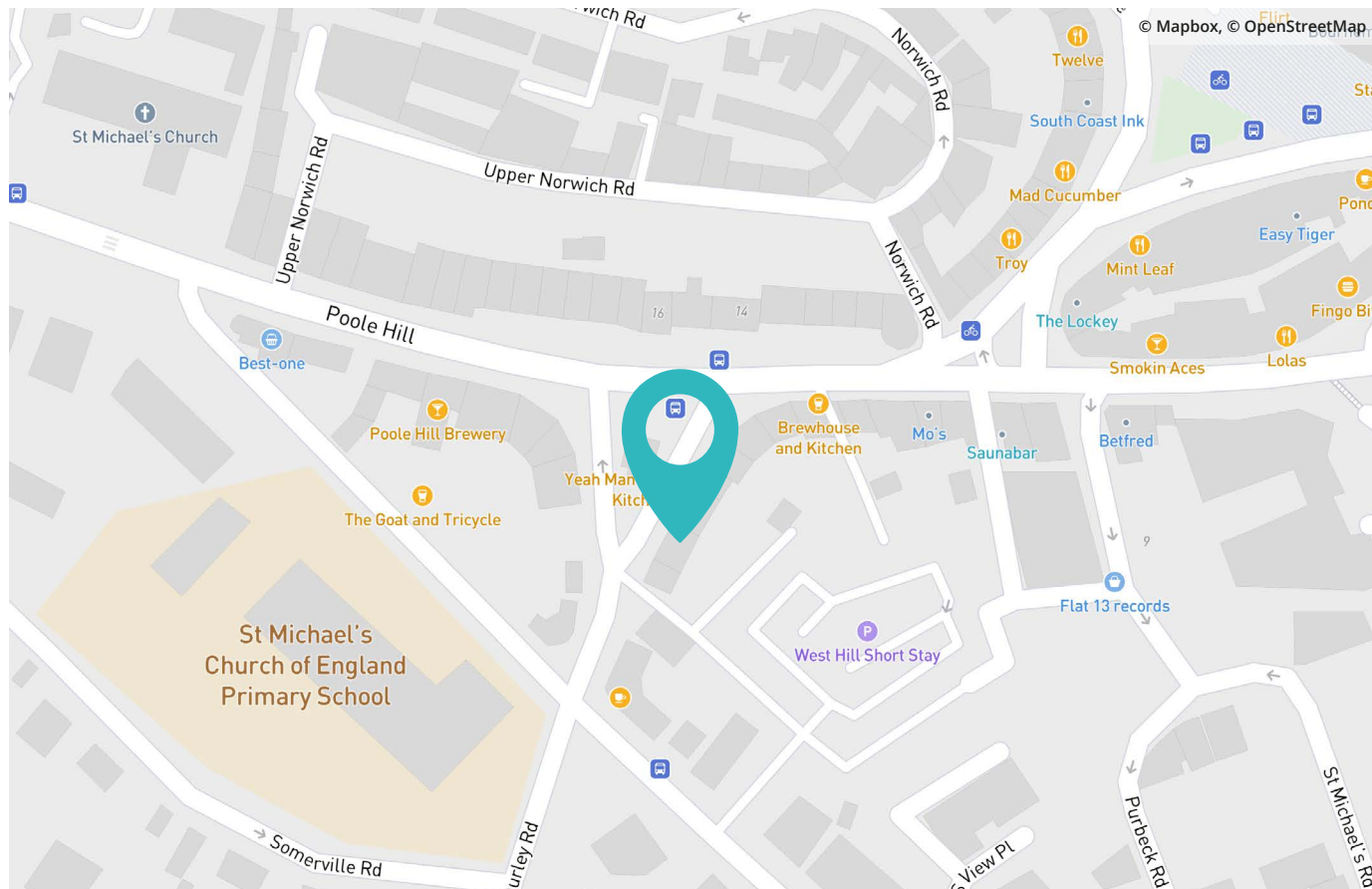
## DESCRIPTION

This substantial mixed use property is arranged over 4-storeys. It is mid-terrace and of brick construction with a pitched roof. The commercial element is arranged over ground floor and basement and currently comprises a well presented salon with an internal staircase leading to the basement. The basement provides further storage facilities, kitchenette and a single WC.

The residential element is self-contained and access via a separate entrance from Commercial Road.

On the first floor there is a large one bedroom flat comprising Living Room, Kitchen, Bathroom and one double Bedroom. Please note there is scope to create a second bedroom by using a similar layout to the flat above (subject to obtaining any necessary planning and building consents).

On the second floor there is a well presented 2 bedroom flat which comprises of Lounge, Kitchen, Bathroom and 2 x double Bedrooms.





# ACCOMMODATION

## RETAIL UNIT

Ground Floor NIA Approx

568 sq ft / 52.8 sq m

Basement

440 sq ft / 40.9 sq m

## RESIDENTIAL

### First Floor Flat

Bedroom

4.05m x 3.37m

Bathroom

2.40m x 1.65m

kitchen

3.40m x 3.12m

Living Room

4.72m x 5.30m

### Second Floor Flat

Bedroom 1

3.03m x 3.80m

Bedroom 2

3.78m x 2.48m

Living Room

3.74m x 3.97m

Bathroom

2.56m x 1.56m

Kitchen

3.48m x 3.40m

Separate Single WC

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Loft hatch providing potential to extend



## TENURE

We have been informed by our client that the premises are secured on a freehold basis and the property is offered with full vacant possession.

## PRICE

**£535,000**

## RATEABLE VALUE

£11,000 (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

202a Commercial Road Band A

202b Commercial Road Band A

### 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.

## VAT

We have been informed by the vendor that VAT is not applicable on the sale price.

## EPC RATING

202b Commercial Road E - 49

## LEGAL COSTS

Each party are to bear their own legal costs incurred in the transaction.

## FURTHER INFORMATION/VIEWINGS

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



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