

Ref: H233382

**HOTELS, LEISURE & BUSINESS TRANSFER**



## 3 ALDERNEY AVENUE, POOLE, DORSET BH12 4LF

### LOCATION

Tower Park approx. 0.9 miles. Wallisdown University Campus approx. 2 miles. Parkstone Mainline Railway Station just over 2 miles. Bournemouth & Poole College just over 2 miles. Poole General Hospital approx. 2.6 miles. Poole Town Centre approx. 3 miles. Bournemouth Town Centre within 4 miles.

### FEATURES

Leafy setting. Arranged over 2 floors only. UPVC double glazing. Gas fired central heating. Forecourt parking for 3/4 vehicles. Generous rear garden.

### SUMMARY OF ACCOMMODATION

Independently accessed self-contained Studio. 4/5 Letting Rooms. Kitchen. Bathroom with WC.

### LICENCES/PERMISSIONS

We are informed that an HMO Licence for 5 persons in 5 households is currently held.

### RATEABLE VALUE

Council Tax Band "C". Self-Contained Studio Council Tax Band "A". Information taken from the Valuation Office Agency website.

### TENURE

FREEHOLD.

### TRADING & BUSINESS

The rent roll as at 16<sup>th</sup> September 2024:

Studio	£866.67 p.c.m.	Room 4	£650.00 p.c.m.
Room 1	£625.00 p.c.m.	Room 5	-
Room 2	£498.33 p.c.m.		
Room 3	£550.00 p.c.m.	<b>TOTAL</b>	<b>£3,190.00 P.C.M.</b>

**NB** Room 5 can only be let in conjunction with another room.

### PRICE

£420,000.

### EPC



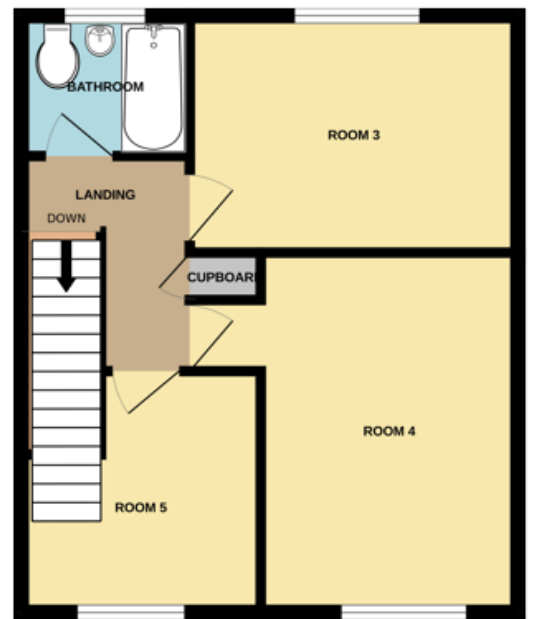
This is how energy efficient the building is.

(expired)





Ground Floor



First Floor



Plans not to scale. For illustration purposes only

Site Plan