

FOR SALE

FREEHOLD TAKEAWAY INVESTMENT
LOCATED ON BUSY MAIN
THOROUGHFARE



INVESTMENTS

goadsby

294/294A WALLISDOWN ROAD
BOURNEMOUTH, DORSET, BH11 8PN

SUMMARY >

- FREEHOLD TAKEAWAY INVESTMENT LOCATED ON BUSY MAIN THOROUGHFARE
- LOCATED IN WALLISDOWN, A DENSELY POPULATED SUBURB OF BOURNEMOUTH
- PROMINENT LOCATION OPPOSITE TESCO EXPRESS AND IN CLOSE PROXIMITY TO SUBWAY
- COMPRISING A GROUND FLOOR HOT FOOD TAKEAWAY WITH AN ADDITIONAL EXTERNAL GARAGE
- LET BY WAY OF A NEW LEASE BY REFERENCE DATED JANUARY 2024 FOR A TERM OF 10 YEARS
- FLAT ABOVE SOLD OFF BY WAY OF A LONG LEASEHOLD INTEREST – GROUND RENT £200 PER ANNUM

RENTAL INCOME: £10,700 PER ANNUM

PRICE: £148,500 **VAT NOT APPLICABLE**

A purchase at this level reflects a net initial yield of 7.08% after the deduction of purchaser's costs of 1.80%



REF:
c274077

294/294A WALLISDOWN ROAD
BOURNEMOUTH, DORSET BH11 8PN

Location

The premises occupy a strong trading position fronting the busy thoroughfare of Wallisdown Road surrounded by numerous multiple and independent operators. The premises are located opposite Tesco Express and on the same parade as Subway. Also located in the vicinity is a BMW car showroom, an Aldi Supermarket and numerous local independent operators.

Description

A single fronted lock-up retail premises currently being operated as a hot food takeaway. The premises comprise an initial sales area with ancillary storage and cooking facilities to the rear. Also located to the rear is a single WC.

Externally, the property benefits from a single garage within the block to the rear.

Accommodation

The accommodation and approximate areas are arranged as follows:

Internal width	4.9m	16ft
Shop depth (max)	12.54 m	41ft 1inch
Net sales area	65.7 sq m	599 sq ft
Ancillary storage	4.87 sq m	62 sq ft

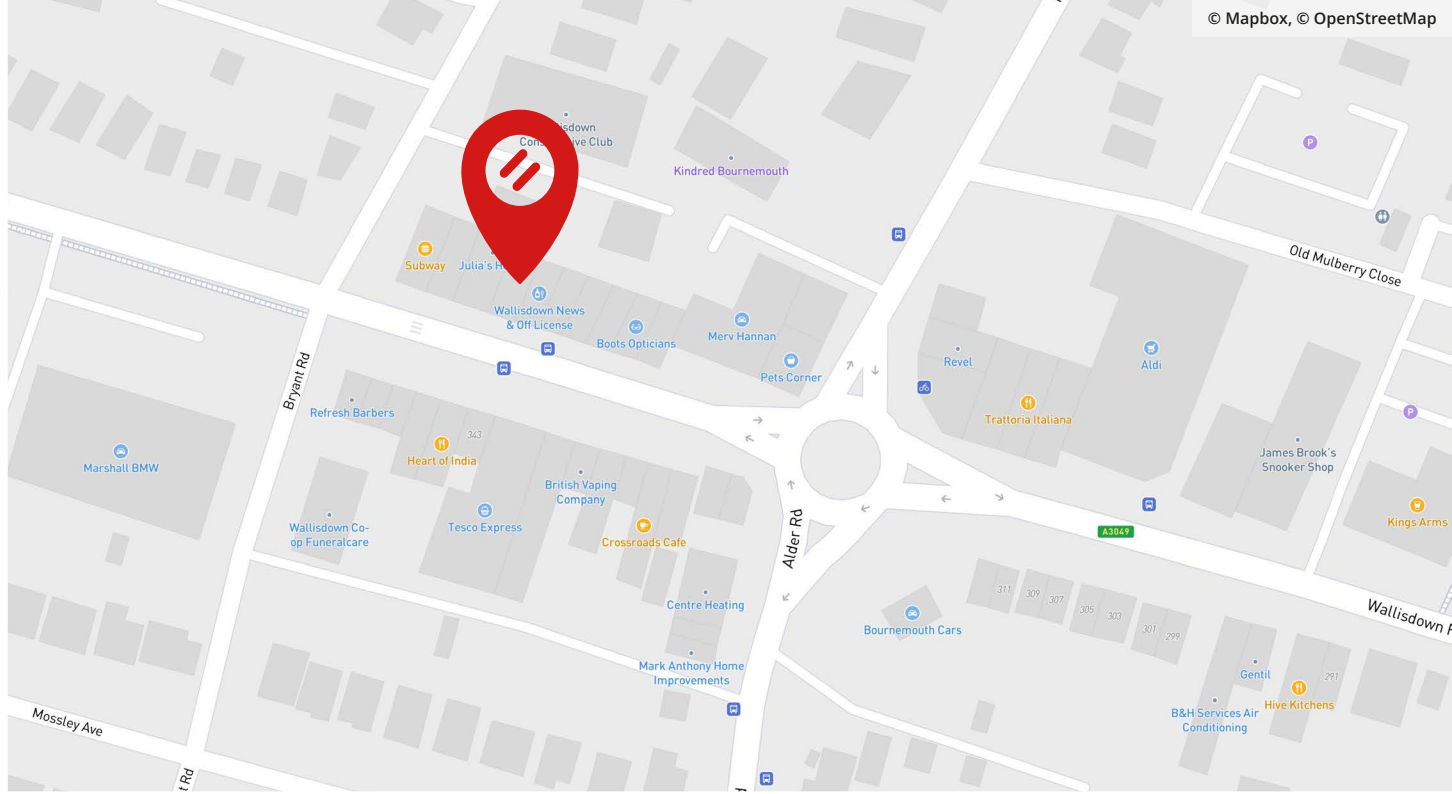
Single WC with wash hand basin

External

Single garage

Tenure

We have been informed by our client that the premises are secured on a freehold basis.



Tenancy

Ground Floor

Tenant	Ajmal Hussain
Term	10 years from 27 January 2024, expiring 26 January 2034.
Rent	£10,500 per annum exclusive.
Rent Review	5th anniversary of the term, upward only to the open market.
Tenant break	January 2029, subject to providing 6 months prior written notice.
Repair	Fully repairing and insuring.
Use	Hot food takeaway.

First Floor Flat

We understand this has been sold by way of a long leasehold interest and the ground rent payable is £200 per annum.

Total Rental Income - £10,700 per annum exclusive.

Price

£148,500

A price at this level reflects a net initial yield of **7.08%** after the deduction of typical purchaser's costs **1.80%**.

EPC Rating

B - 47

Rateable Value

£10,500 (from 1.4.23)

100% small business rates relief available, subject to terms.

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

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



Grant Cormack
grant.cormack@goadsby.com
07776 217453

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.



Important

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.

[goadsby.com](https://www.goadsby.com)