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goadsby.com

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 16th 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 TOTAL £3,190.00 P.C.M.

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)



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract. Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment. All distances and measurements are approximate and should not be relied upon. Goadsby do not take responsibility for such items that may be subject to hire, lease, or hire purchase agreements and recommend that purchasers satisfy themselves in this regard. Photographs are reproduced for identification purposes only and it cannot be inferred that any item shown is included within the purchase. Viewing strictly by prior appointment through Goadsby. <u>IDENTIFICATION</u> Under 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.





Ground Floor

First Floor



Plans not to scale. For illustration purposes only

Site Plan