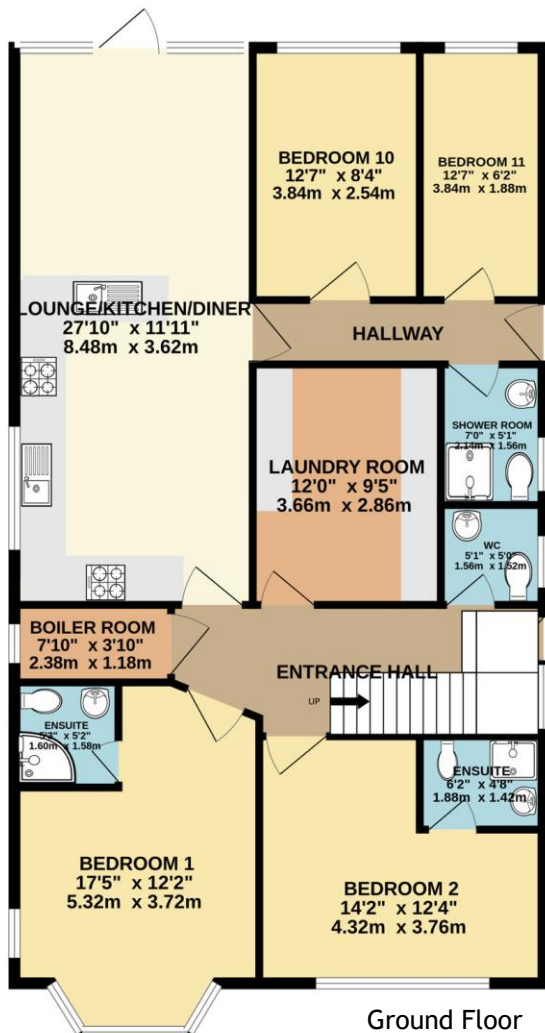


*Superior Fully Certificated & Consented 11 Room HMO
Suiting Working Professionals with High Occupancy
Yielding an Annualised Income of £96,780*

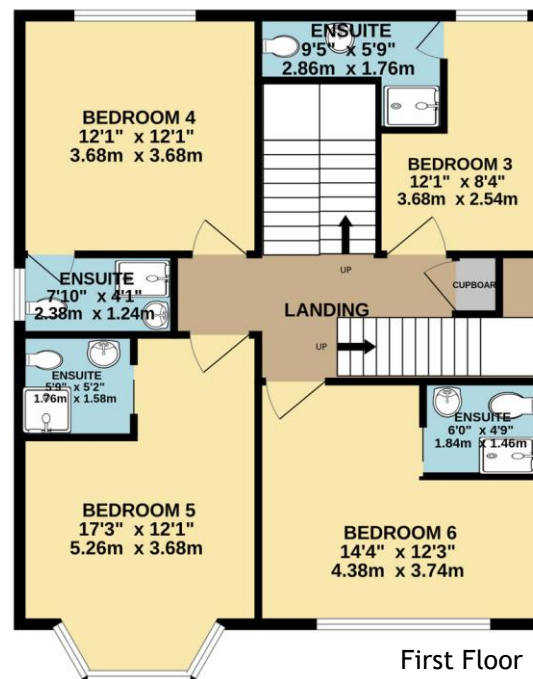


109 NORTH ROAD
POOLE, DORSET BH14 0LU

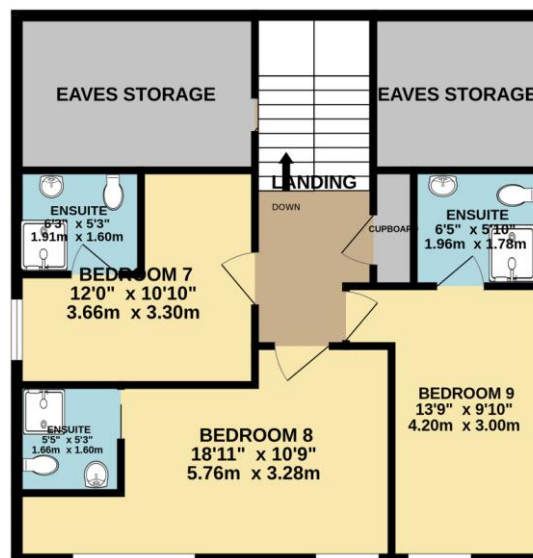
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Ground Floor



First Floor



Second Floor

Not to scale - for illustrative purposes only

LOCATION

Bournemouth & Poole College approx. ¼ mile. Civic Offices approx. ½ mile. Poole Park approx. ⅓ mile. Poole Hospital just over 1 mile. Poole Town Centre approx. 1½ miles. Sandbanks approx. 3 miles. Bournemouth Town Centre approx. 3½ miles.

FEATURES

High quality HMO accommodation. Harbour glimpses from upper floors. Fully refurbished in 2022. 1GB mesh broadband. New flat roof (25 year guarantee) in December 2024. Shutters or window blinds to letting rooms. EV charging point. Recent fire alarm system. UPVC triple and double glazing. Thermostatic gas fired central heating. 95 ft garden. Off road parking.

SUMMARY OF ACCOMMODATION

11 Letting Rooms (9 en-suite)
Lounge/Kitchen/Dining Room
Laundry Room
Shower Room
Separate WC
Secure 11 Cycle Store

TRADING & BUSINESS

Let on assured shorthold tenancy agreements the rent roll as at 20th February 2025 was:

Room 1	£850	Room 5	£850	Room 9	£675
Room 2	£850	Room 6	£835	Room 10	£615
Room 3	£625	Room 7	£595	Room 11	£525
Room 4	£815	Room 8	£830	TOTAL	£8,065

The business is currently fully managed, an arrangement which could continue if required.

LICENCES/PERMISSIONS

An HMO Licence for 11 persons in 11 households is currently held. It is felt the number of occupants could be increased subject to re-licensing.

RATEABLE VALUE

Council Tax Band "F". Information taken from the Valuation Office Agency website.

TENURE

Freehold.

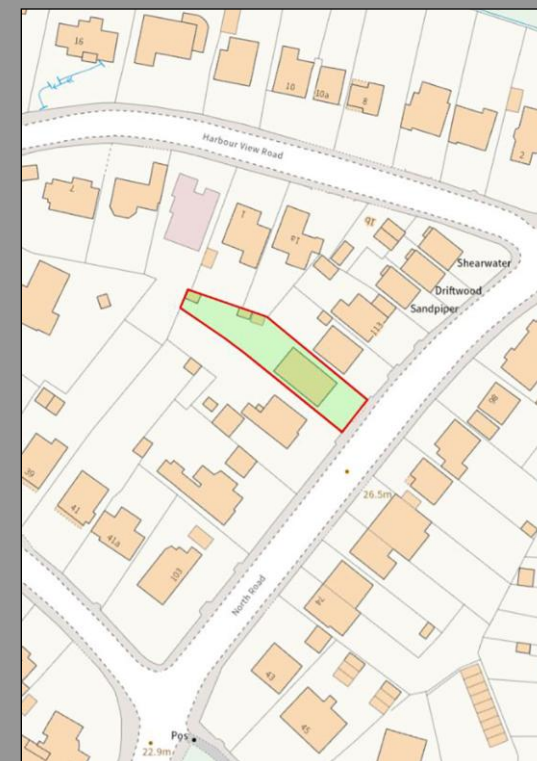
PRICE GUIDE

£950,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

NB A sale by way of a transfer of shares is also available representing a significant saving of SDLT.

EPC RATING





Ref: H281319



BOURNEMOUTH
& WINCHESTER

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Bournemouth BH8 8DY
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Contact
Ian Palmer MNAEA (Commercial) Mark Nurse
Divisional Director Associate Director

IDENTIFICATION: 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.

AGENTS NOTE: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of an offer or contract. 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. Plans are for illustrative purposes only. Goadsby do not take responsibility for such items that 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 is strictly by appointment through Goadsby.

