

Ref: H23422

HOTELS, LEISURE & BUSINESS TRANSFER



25 NORWICH AVENUE, BOURNEMOUTH, DORSET BH2 5TG

LOCATION

Bournemouth Square approx. 0.4 miles. Westbourne approx. 0.6 miles. Bournemouth Pier approx. 0.7 miles. Travel Interchange approx. 1.5 miles. Poole Town Centre approx. 5 miles.

FEATURES

Deceptively spacious with generous room sizes. Convenient for all town centre amenities. UPVC double glazing and gas fired central heating throughout. Time switches to landings. Individual consumer units. In current ownership for 24 years. Off road car parking for 4 vehicles. High occupancy rate.

SUMMARY OF ACCOMMODATION

9 Letting Rooms (all en-suite). 2 Shared Kitchens. Separate Cloakroom.

TRADING & BUSINESS

Room 1	£625.00 p.c.m.	Room 6	£615.00 p.c.m.
Room 2	£600.00 p.c.m.	Room 7	£620.00 p.c.m.
Room 3	£625.00 p.c.m.	Room 9	£555.00 p.c.m.
Room 4	£620.00 p.c.m.	Room 10	£600.00 p.c.m.
Room 5	£640.00 p.c.m.	TOTAL	£5,550.00 P.C.M.

LICENCES/PERMISSION

An HMO licence for 9 persons in 9 households is currently held.

RATEABLE VALUE

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

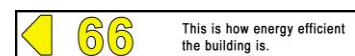
TENURE

FREEHOLD.

PRICE

£595,000.

EPC RATING



Glazed panelled door into:

ENTRANCE HALL

With fire alarm control panel.

UNIT 3

With Kitchenette Area with storage units, refrigerator, pedestal wash hand basin. Shower Room with cubicle and low flush WC.

UNIT 4

With Kitchenette Area with storage units, stainless steel sink unit, refrigerator, freezer, stainless steel sink. Shower Room with shower cubicle and low flush WC.

UNIT 5

With splayed bay window, pedestal wash hand basin. Kitchenette Area with storage units and refrigerator. Shower Room with shower cubicle and low flush WC.

LOWER GROUND FLOOR

Inner Hall

With recess storage area.

SHARED KITCHEN

With sealed flooring, range of fitted wall and base units, roll edge work surfaces over, built in oven, 4 burner gas hob, filter hood over, extractor fan, microwave, 1½ bowl sink unit, washing machine, tiled walls. Door to the rear. Arch to:

UTILITY ROOM

With fitted storage units, roll edged work surfaces over, stainless steel sink unit, Glow-worm gas fired boiler (approximately 18 months old), tumble dryer.

UNIT 1

With pedestal wash hand basin. Kitchenette Area with storage unit and refrigerator. En-suite shower room with shower cubicle and low flush WC.

Walk in Maintenance Store

With commercial consumer unit and electric meters.

UNIT 2

With bay window, pedestal wash hand basin, Kitchenette Area with storage units and refrigerator. En-suite shower room with shower cubicle and low flush WC.

FIRST FLOOR

Landing

SHARED CLOAKROOM

With low flush WC.

UNIT 6

With pedestal wash hand basin. Kitchenette Area with storage units and refrigerator. Shower Room with shower cubicle, low flush WC.

UNIT 7

With pedestal wash hand basin. Kitchenette Area with storage units and refrigerator. Shower Room with shower cubicle, low flush WC.

SHARED KITCHEN

With range of storage units, roll edge work surfaces over, built in electric oven, 4 burner gas hob, stainless steel splashback, microwave oven, stainless steel sink unit, vinyl flooring, extractor fan.

SECOND FLOOR

Landing

UNIT 9

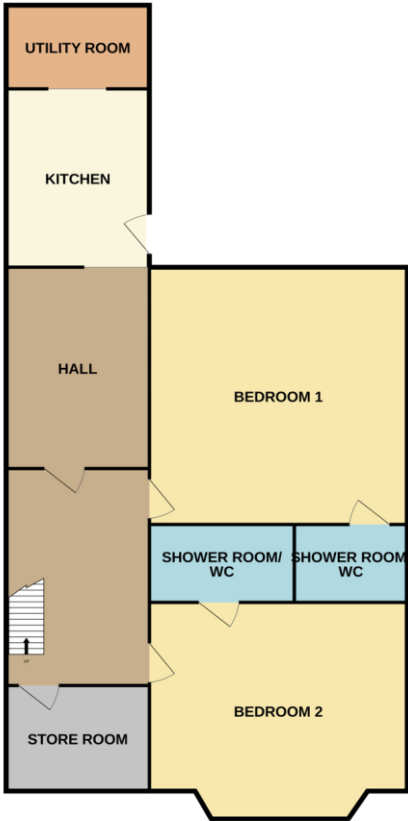
With refrigerator, pedestal wash hand basin, dormer window. Shower Room with shower cubicle, close coupled WC.

UNIT 10

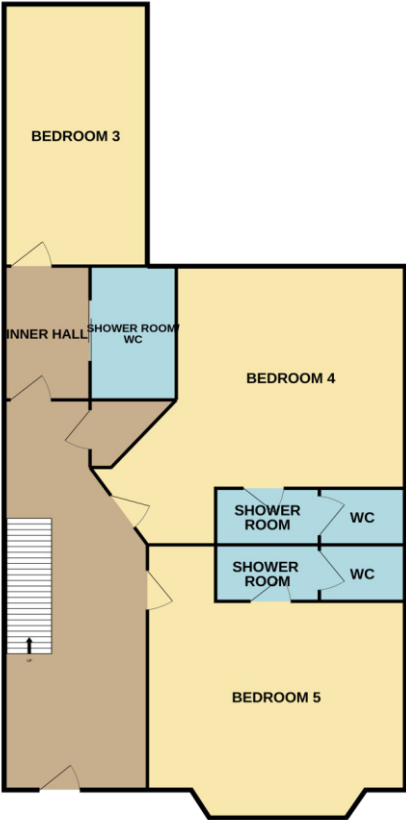
With Kitchenette Area with storage units, refrigerator, pedestal wash hand basin, dormer window. Shower Room with shower cubicle, close coupled WC.

OUTSIDE

To the rear of the property there is concrete hardstanding for 3/4 vehicles.



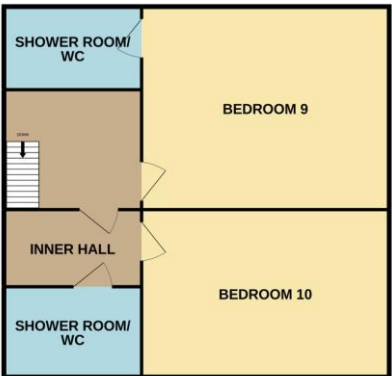
Basement



Ground Floor



First Floor



Second Floor

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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