



43 WIMBORNE ROAD
BOURNEMOUTH, DORSET BH3 7AB

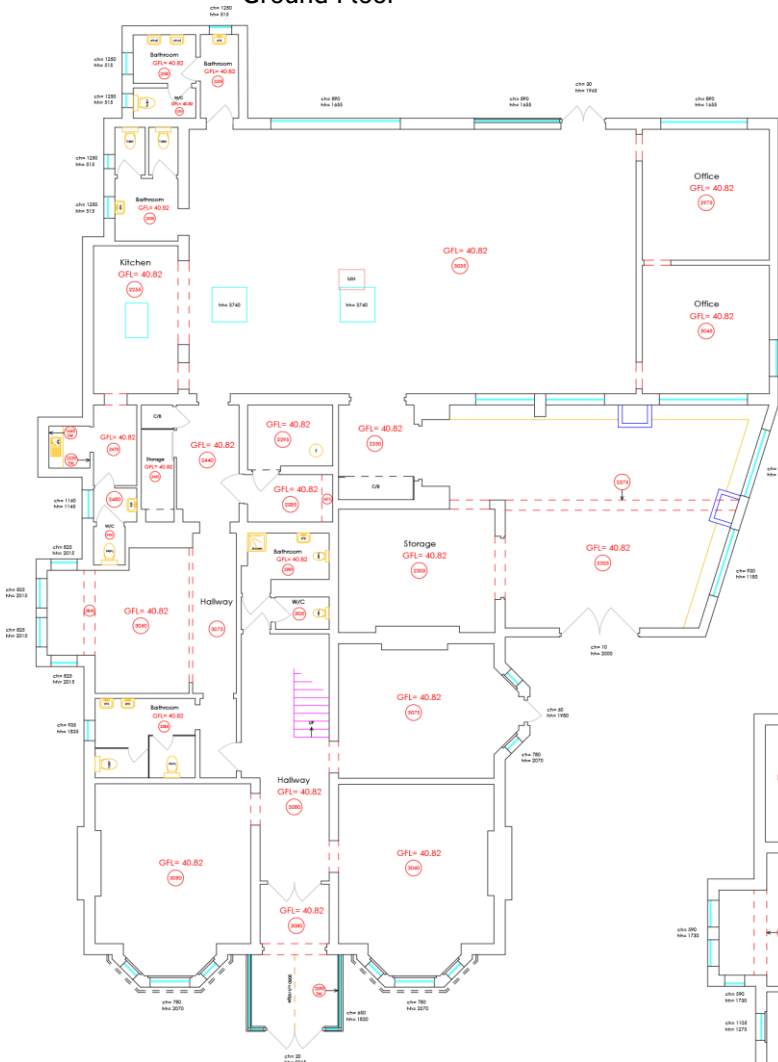


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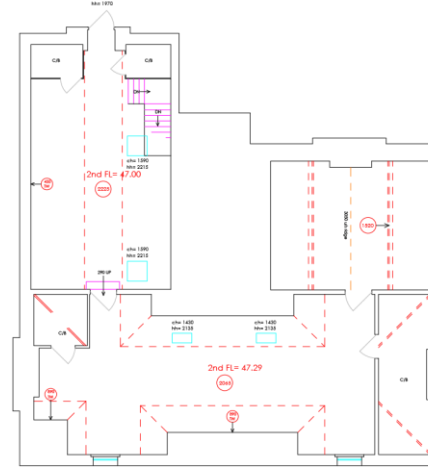
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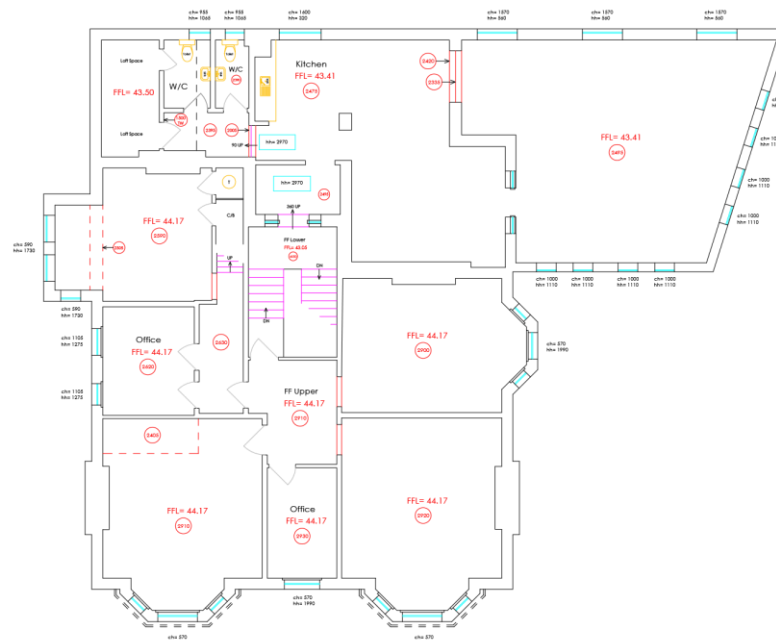
Ground Floor



Second Floor



First Floor



LOCATION

Meyrick Park approx. 200 yards. Winton Shopping Thoroughfare within ½ mile. Travel Interchange approx. 1 mile. Bournemouth Square just over 1 mile. Bournemouth University within 1½ miles. Royal Bournemouth Hospital within 4 miles.

FEATURES

Corner plot extending to 0.65 acre. Pair of substantial character properties suitable for various uses s.t.p.p. Approx. 10,700 sq ft G.I.A. Fronting main bus routes. Available as an investment or with full vacant possession. Rare opportunity.

SUMMARY OF ACCOMMODATION

As per floor plans.

LICENCES/PERMISSIONS

The buildings currently benefit from F1 (Education) consent but are considered suitable for medical, residential conversion/development, childcare, investment or office uses s.t.p.p.

TRADING & BUSINESS

The properties are currently subject to a rental agreement yielding £8,500 p.c.m. net of all utility costs. Full vacant possession can also be offered.

RATEABLE VALUE

£74,000 at the Uniform Business Rate of 54.6p in the £ for 2024/25. Information taken from the Valuation Office Agency website.

TENURE

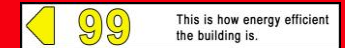
FREEHOLD.

PRICE

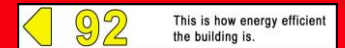
£1.7 million.

PRICE

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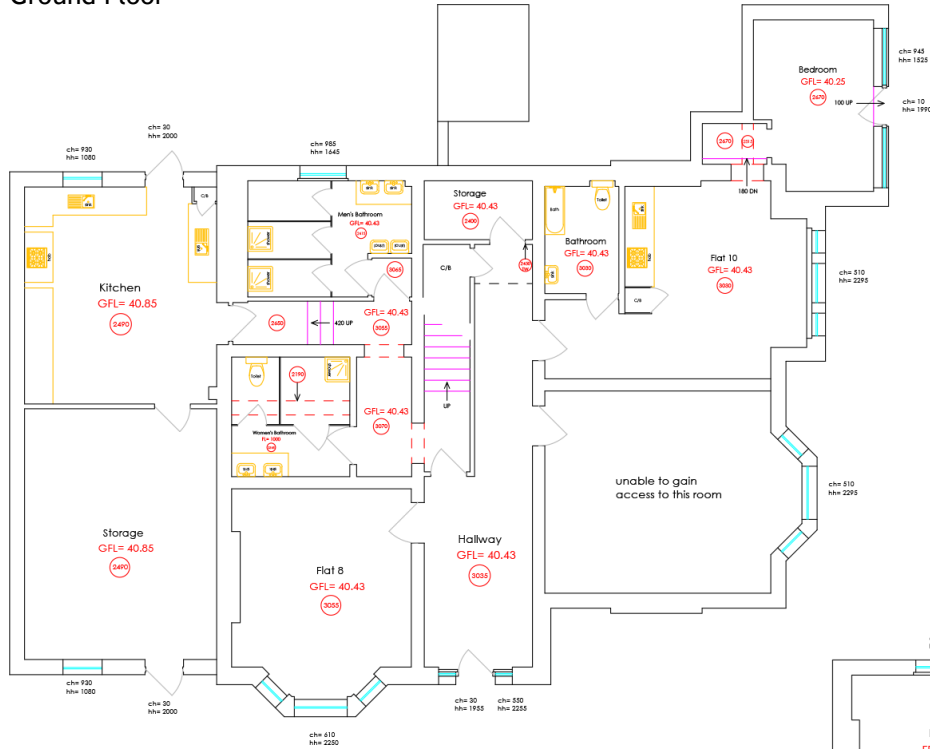
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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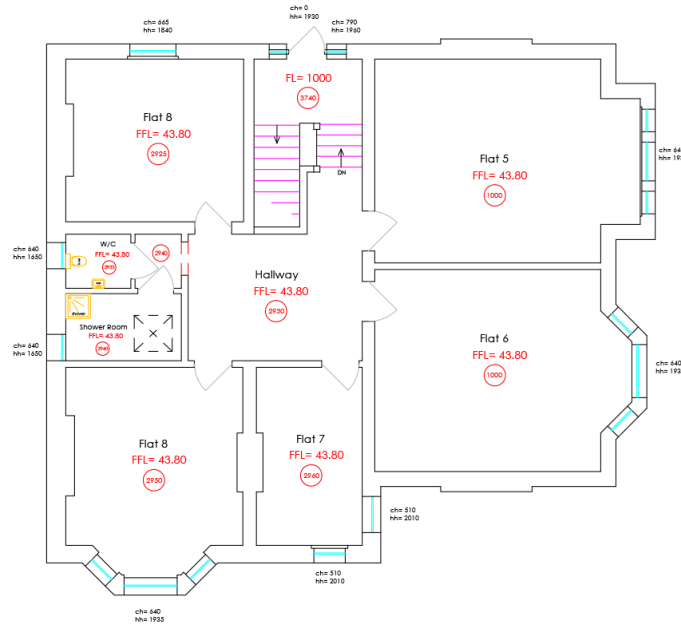
FLOOR LAYOUT FOR IDENTIFICATION PURPOSES ONLY

45 Wimborne Road

Ground Floor



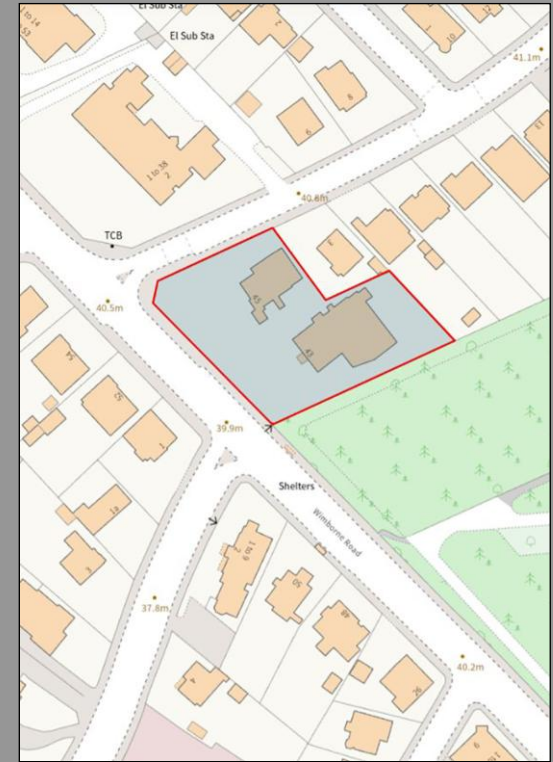
First Floor



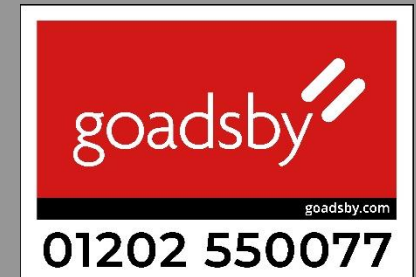
FLOOR LAYOUT FOR IDENTIFICATION PURPOSES ONLY

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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.



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BOURNEMOUTH
& WINCHESTER

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