



For Sale **Freehold**

Mixed Use Retail & Residential Investment Opportunity

709 CHRISTCHURCH ROAD, BOSCOMBE, BOURNEMOUTH, DORSET, BH7 6AF

Summary

- Situated in the Bournemouth suburb of Boscombe
- Ground Floor Shop & 8 Residential Units
- Arranged over three floors
- Planning approved for a further 3 residential units
- Ground floor shop let to Champions Barbers until August 2027
- Tenure - Freehold



Proposal:

Current passing rental:

£129,061 per annum exclusive

Quoting Price:

Offers in excess of

£1,500,000 exclusive of VAT

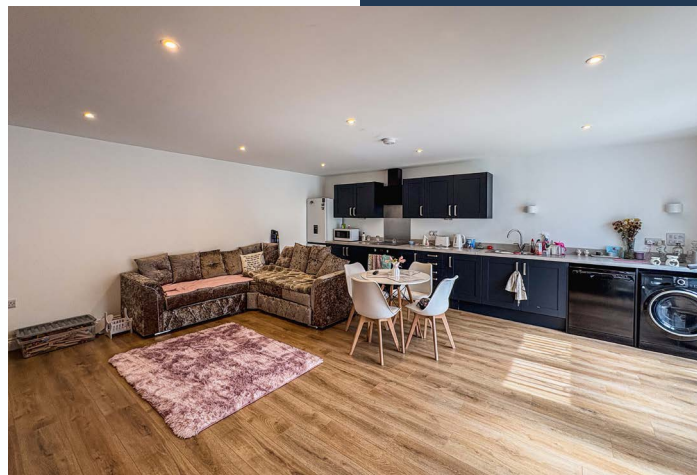
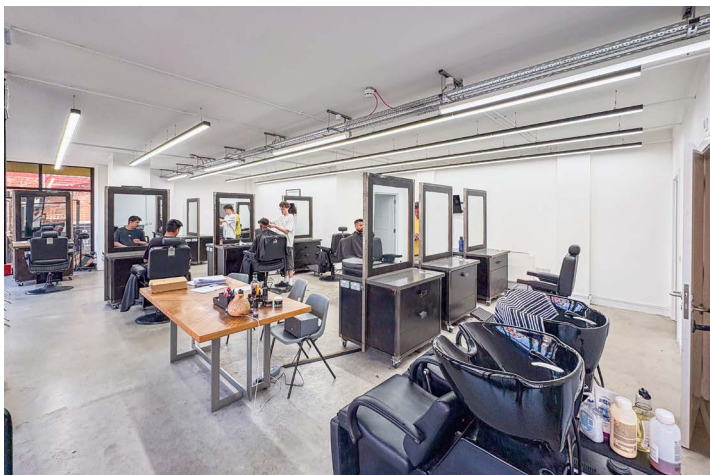


Location

- Located on the busy thoroughfare of Christchurch Road
- Boscombe's principal shopping precinct located approximately 160 metres distant
- Boscombe Overcliff & seafront located within 1 mile

Description

- Ground floor shop let to Champions Barbers
- 8 residential units comprising of 1 & 2 bedroom flats let out on periodic tenancies
- Planning permission granted for the erection of a 1 bedroom penthouse apartment
- Planning approved to redevelop two detached garages into 2 x 1 bedroom flats



Accommodation

Commercial

Ground Floor Retail Unit

Sales Area	1,006 sq ft	93.50 sq m
Kitchenette	39 sq ft	3.64 sq m
DDA compliant WC with wash hand basin	-	-

Total Net Internal Area approx	1,045 sq ft	97.11 sq m
---------------------------------------	--------------------	-------------------

Workshop 1

Workshop 2

Vodafone Tower

Electrical Substation

Residential

Ground Floor

2 x 1 bedroom flats

2 x 2 bedroom flats

First Floor

2 x 2 bedroom flats

Second Floor

1 x 1 bedroom flat

1 x 2 bedroom flat

Planning

Planning has been granted ([7-2023-5954-N](#)) for the conversion of the two detached workshops into two x 1 bedroom units, in addition to a sperate application ([7-2024-5954-O](#)) granting approval for the erection of a one bedroom penthouse.

Floor Plans

[Click here to view the floor plans.](#)



Tenancies

Address	Tenant	Lease Start	Lease Expiry	Type of Lease	EPC Rating	Council Tax	Rent per annum	Comments
Ground Floor Retail Unit	Champion Barbers Franchise Ltd	31.07.21	01.08.27	FRI	C - 54	n/a	£15,000	A 3 month rental deposit is held
Workshop 1	Vacant	-	-	-	-	n/a	-	-
Workshop 2	Vacant	-	-	-	-	n/a	-	-
Vodafone Tower	Vodafone		30.06.27		n/a	n/a	£4,950	
Electricity Substation	Southern Electric Power Distribution PLC		Holding Over		n/a	n/a	£391	
Flat 1	Private Individuals			Periodic	E - 46	TBC	£15,000	
Flat 2	Private Individuals			Periodic	D - 62	TBC	£12,000	
Flat 3	Private Individuals			Periodic	E - 46	TBC	£14,400	
Flat 4	Private Individuals			Periodic	E - 40	TBC	£14,400	
Flat 5	Private Individual			Periodic	C - 73	TBC	£13,800	
Flat 6	Private Individuals			Periodic	C - 74	TBC	£12,360	
Flat 7	Private Individual			Periodic	C - 73	TBC	£14,400	
Flat 8	Private Individual			Periodic	C - 73	TBC	£12,360	

Total rental income: **£129,061 per annum exclusive**



Tenure

Freehold.

Price

Offers in excess of £1,500,000 exclusive of VAT

We have been informed by our client that the premises are currently elected for VAT and it is anticipated that the sale will be dealt with by way of a transfer of a going concern (TOGC).

Rateable Value

Ground Floor Shop £8,600 (from 1.4.26)

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.

Legal Costs

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

Viewings

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



Edd Watts 07968 299408
edd.watts@goadsby.com

Grant Cormack 07776 217453
grant.cormack@goadsby.com

Ian Palmer 07770 730149
ian.palmer@goadsby.com

ANTI MONEY LAUNDERING REGULATIONS

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or letting 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 or tenant once terms have been agreed.