

*Well Located Home & income B and B in Generous
Plot Within Walking Distance of Bournemouth
Travel Interchange & Business District*



LEA HURST B & B

8 FRANCES ROAD, BOURNEMOUTH, DORSET BH1 3RZ

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LOCATION

Bournemouth Travel Interchange approx. 400 yards. Cliff Top and Zig Zag path just over $\frac{1}{2}$ mile (on foot). Bournemouth Square approx. $1\frac{1}{4}$ miles. Bournemouth Pier within $1\frac{1}{2}$ miles.

FEATURES

Convenient to Business District and Travel Interchange. Substantial property with generously proportioned rooms. Thermostatically controlled gas fired central heating. UPVC double glazing throughout. 4 camera CCTV system. Re-wired in current ownership. Tea making facilities and flat screen (some smart) televisions to letting bedrooms. Well maintained and professionally redecorated throughout. Re-carpeting to the majority. Large south facing garden. Off road parking. Available after 12 year continued ownership. Planning consent for 9 residential apartments previously granted.

SUMMARY OF ACCOMMODATION

Covered Entrance Porch with down lighting and new UPVC front door into Entrance Vestibule opening into:

RECEPTION HALL

With brochure display, fire alarm control panel.

DINING ROOM

Comfortably seating up to 22 covers with servery area with storage below, display shelving, feature cornice, wall lighting, matching central light.

KITCHEN

With range of fitted wall and base units, tiled splashbacks, double drainer stainless steel sink unit, refrigerator, dishwasher, 4 burner Cordon Bleu Classic double oven with hot plate, wash hand basin, upright fridge freezer, terrazzo flooring, fluorescent strip lighting, window blinds, telephone point.

LEAN-TO UTILITY ROOM

With fitted storage units, work surfaces, shelving, chest freezer, pre-lagged hot water cylinder, stainless steel sink unit, 2 washing machines, tumble dryer, Potterton Suprima gas fired boiler. Access to front and rear.

Owners Accommodation

Inner Hall with under stairs storage cupboard. **Bathroom** fully tiled with panelled bath, electric shower over, close coupled WC, modern vanity unit, vinyl cushion flooring. Arch through to **Office Area** with telephone point. **Private Lounge/Dining Room** comfortably seating 5/6 persons, brick fire surround with twin display plinths, tiled hearth, feature cornice, twin ceiling lights, television point. **Bedroom 1 DOUBLE**. Casement door to rear garden leading into **Bedroom 2 DOUBLE** with casement doors opening onto rear garden. **NB** This room could be partitioned with a stud wall.

First Floor

Landing

BEDROOM 2

FAMILY 4 (BUNKS) with **en-suite shower room**.

BEDROOM 3

LARGE DOUBLE with original fire surround, **en-suite shower room**.

BEDROOM 4

FAMILY 4 (Bunks) with original fire surround, **en-suite shower room**.

BEDROOM 5

FAMILY 4 with original fire surround, **en-suite shower room**.

Second Floor

Landing

With large walk in linen cupboard with fitted shelving.

BEDROOM 6

DOUBLE with original fire surround, **en-suite shower room**.

BEDROOM 7

DOUBLE with original fire surround, **en-suite shower room**.

LARGE WALK IN STORE ROOM

(With sky light window) **en-suite shower room** with wash hand basin.

NB This room has been let as Bedroom 8.

CLOAKROOM

With low flush WC.

BEDROOM 9

DOUBLE with original fire surround, **en-suite shower room**.

BEDROOM 10

TWIN with original fire surround, **en-suite shower room**.

Outside

To the front of the property there is tarmacadam forecourt parking for 5/6 vehicles plus 2/3 on the roadside. To the rear of the property is a large wall/fence enclosed south facing garden laid mainly to patio with 2 timber garden sheds, flower, shrub and tree borders. Aluminium motorised pergola.

TRADING & BUSINESS

The current owners operate on a B & B basis with a mix of longer stay guests. Accounts can be made available to genuinely interested parties.

LICENCES/PERMISSIONS

Planning consent (7-2012-13856-B) has been granted (now lapsed) for 3 x 1 bedroom flats and 6 x Studio apartments. Reduced scale plans are available by request. The owners are currently applying for HMO planning consent.

RATEABLE VALUE

£8,200 at the Uniform Business Rate of 38.2p in the £ for 2026/27. For the year 2026/27 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Council Tax Band "A". Information taken from the Valuation Office Agency website.

TENURE

FREEHOLD.

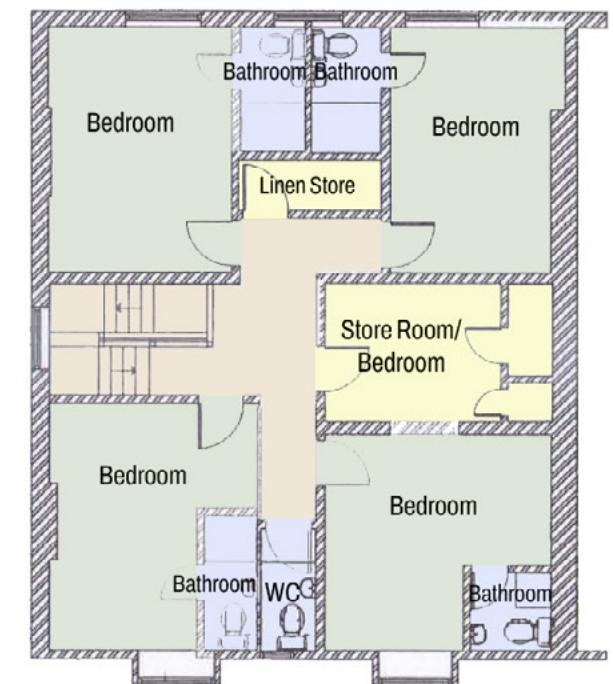
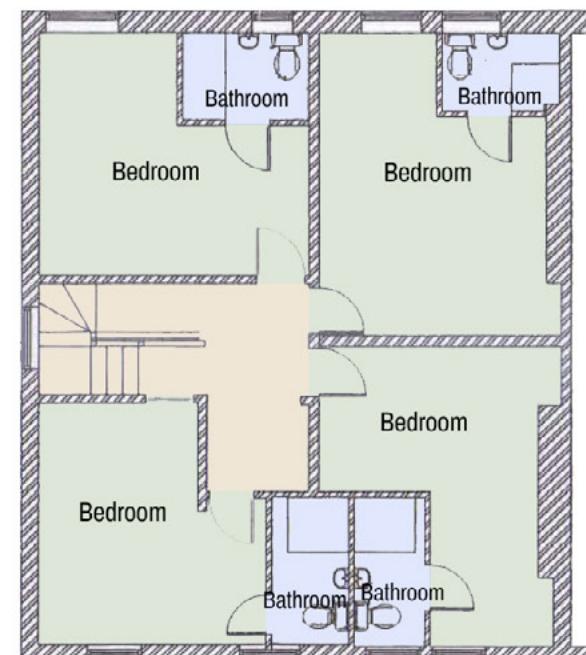
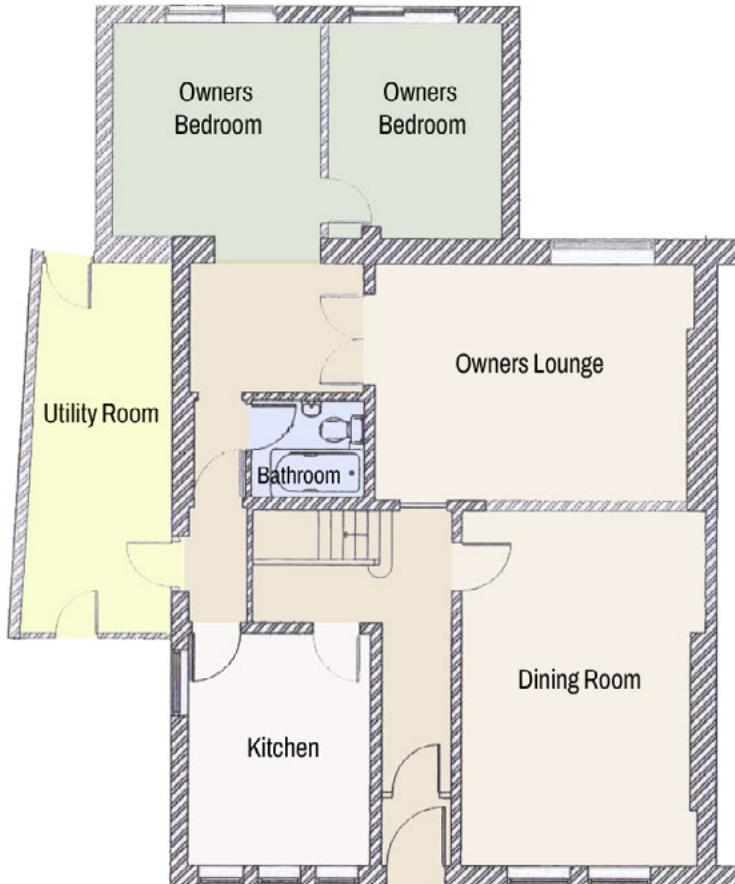
PRICE

£635,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

EPC RATING



This is how energy efficient the building is.





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& WINCHESTER

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