



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS



PURPOSE BUILT HALLS OF RESIDENCE TO LET/ FOR SALE

📍 ST PETERS QUARTER, OLD CHRISTCHURCH ROAD,
BOURNEMOUTH, BH1 2AD



KEY FEATURES

- 28 en-suite rooms with communal living space
- Close to language schools, colleges and universities
- Prime location

ARRANGE A VIEWING

✉ bhcommercial@ellis-partners.co.uk

☎ 01202 551821

SITUATION

St Peter's Quarter comprises ground floor retail space with offices and educational space above. It is located in Bournemouth town centre on Old Christchurch Road close to other language schools, university buildings, public transport, the beach and gardens and various shops and restaurants.

The property is located within 10 minutes walk of the central train station and the town is serviced by an international airport and excellent road connections.

Bournemouth is a great town for students and already home to approximately 19,000, of which approximately 2,000 are foreign students.

DESCRIPTION

Purpose built modern student halls of residence consisting of 28 rooms with communal living areas set over the second floor of the building.

- Each room has its own en-suite bathroom.
- Communal living areas include 2 shared kitchens and 3 lounges.
- The 2 studio rooms have their own kitchens.
- The secure main entrance is designed so only authorised personnel can gain access.
- There is one managers office and a cleaning room for storage.

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LOCATION

Bournemouth is a popular coastal town, home to famous beaches, Bournemouth University, The Arts institute, and household retail names. The town and its surrounds are a popular location for foreign students and language schools.

London can be reached in 1hr 50 minutes by train and approximately 1hr 30 minutes by car, and Southampton is just up the M27 about 30-40 minutes away.

Bournemouth Airport is approximately a 10 minute drive from the town centre.

MAP LOCATION

© Google Maps



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TERMS

Available for sale on a 999 year leasehold interest at £1,800,000.
Or to rent with a new lease at £155,000. per annum exclusive of service charge and insurance.

LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

EPC RATING -

Rating - C



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, 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.

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ACCOMMODATION

- 26 rooms and 2 studio flats
- Bike storage
- Laundry rooms
- 2 shared kitchens and 3 lounges
- Managers office and cleaning / storage room



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