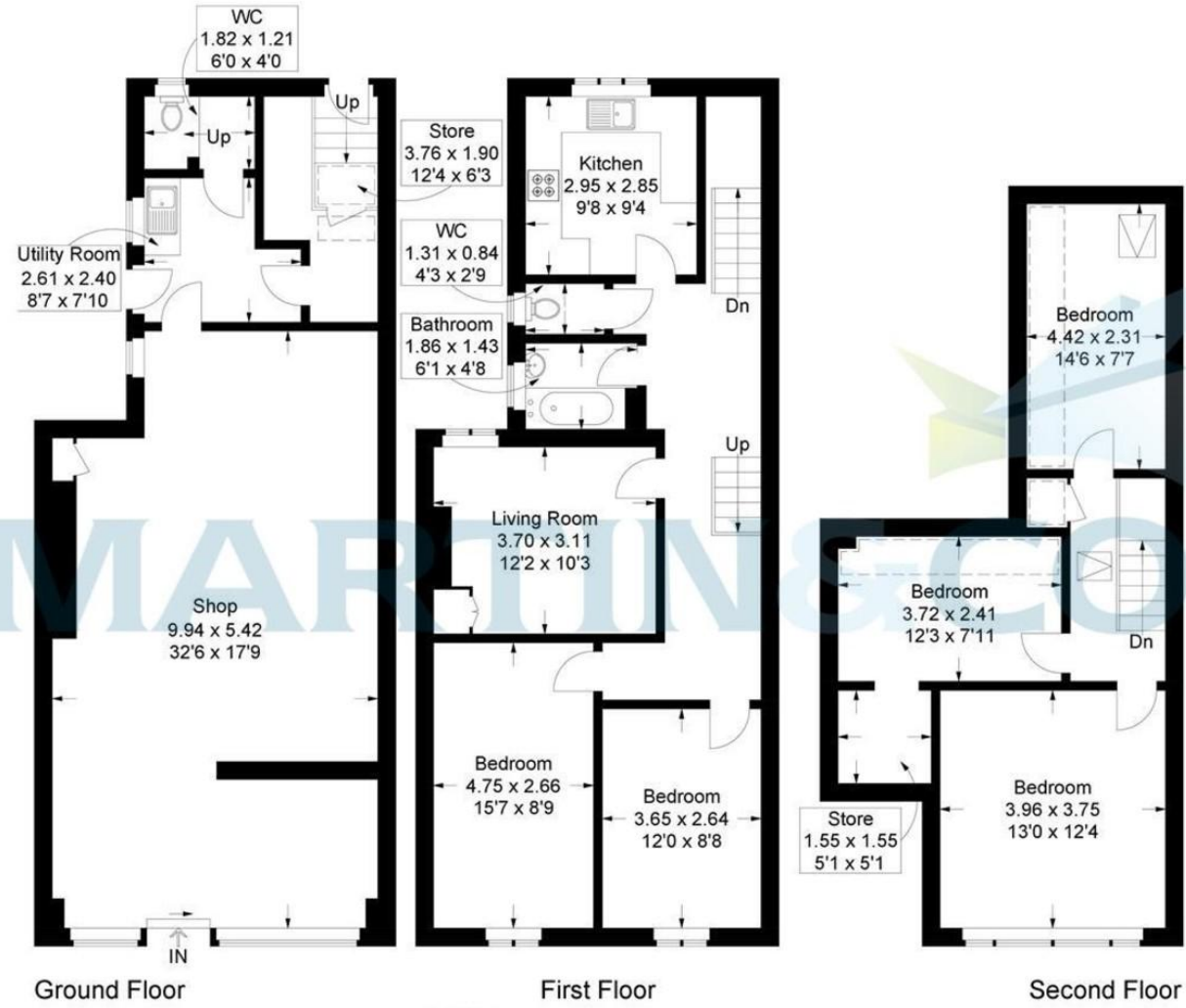


Property Location

Branksome

Alder Road, Poole

Approximate Gross Internal Area = 171.7 sq m / 1848 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom = 5.9 sq m / 64 sq ft
 Total = 177.6 sq m / 1912 sq ft



□ = Reduced headroom below 1.5m / 5'0"
 This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Alder Road, Poole

Offers Over £375,000

Key features:

- HMO Licenced First Floor Maisonette
- 5 Bedrooms, 1 Lounge, 1 Kitchen
- Superb Investment
- SHOP Ground Floor Commercial Rental
- Long Term Commercial Tenant w/ 5 Year Lease
- Gas Central Heating
- Two Parking Spaces
- Separate Entrance To Commercial & HMO



Why you'll like it

A superb investment opportunity to purchase this well-presented five-bedroom, fully licensed HMO with a history of long-term lets, as well as a good-sized ground-floor commercial premises with a long-term tenant. The property is freehold, well-presented throughout and fully occupied, bringing in £43,000+ per annum. Separate access to both units, and off-road parking for two vehicles. Situated in the popular and convenient location of Branksome with easy access to both Bournemouth and Poole, the property has been extremely well managed and will provide an instant revenue.

The commercial unit is accessed directly off Alder Road, A large retail area measuring almost 10m x 5.4m. This then leads to a kitchen area and a separate W.C. at the back of the building. Further access from the kitchen to the storeroom for the shop. The shop unit is very well kept and maintained with a long-term tenant that is paying £10,800 per annum.

Access to the HMO is located via the rear via a private lane which services the adjoining shops and apartments. Situated above the retail unit this maisonette is split over the first and second floor. Ground floor entrance with stairs to the first floor landing. Good size lounge with window to the side. Kitchen has a well fitted range of work surfaces, storage cupboards and inset appliances. Two Bedrooms located on this level with view to front aspect. Bathroom and separate w.c, are modern and well kept.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	76 C
39-54	E		
21-38	F		
1-20	G		

Stairs to second floor where there are three other bedrooms. The rooms are all well-presented and fully occupied. The property has a patio at the rear.

Branksome is a suburb of Poole in Dorset and it is also has easy access to Bournemouth Town centre. The area consists of mainly residential properties with many being family homes. Main features of the area are the recreational ground used for various sporting activities and events throughout the year. Talbot Heath nature reserve provides scenic walks and links through to Coy Pond and Bournemouth Gardens taking you into the town centre. Poole retail park is close by with John Lewis, Next and other leading retailers present.

There is a main line train station at Branksome which provides direct links to Southampton, Southampton Airport and London Waterloo. Bournemouth International airport (6 miles) offers a varied schedule of flights to a number of European destinations.

Tenure: Freehold
 Ground Floor Commercial Rent: £10,800 p.a. (on a 5 year lease)
 First Floor Maisonette HMO Rent: £32,400 p.a.
 Total Annual Income £43,000+
 Parking for two cars.
 All mains connected.

