

*Residential Letting Portfolio
Converted to a High Specification
Yielding 13.4% Gross Return*

SALE PRICE **£2.3 MILLION** **FREEHOLD**

goadsby



15 LONGFLEET ROAD, POOLE, DORSET BH15 2HN

LOCATION

Poole Hospital within 200 yards. Poole Park approx. 500 yards. Dolphin Shopping Centre approx. 200 yards (on foot). Poole Mainline Railway Station approx. 700 yards. Bournemouth & Poole College within 1 miles. Civic Offices approx. 1 mile. Poole Port Terminal approx. 1¼ miles.

FEATURES

Complete refurbishment programme in current ownership to include re-wiring with independent consumer units, re-plumbing and redecoration. Window blinds. Solar power electric supply. PIR sensor lighting. Wi-Fi. Soundproofing. Double glazed windows and doors. Under floor heating with individual room thermostats. Courtyard garden. Off road parking.

SUMMARY OF ACCOMMODATION

Ground Floor - 4 Letting Units (1 with private courtyard). 2 Wet Rooms. Laundry Room.

First Floor - 3 Letting Units. Shower Room.

Second Floor - 1 Letting Unit. Shower Room.

Outside - Enclosed courtyard garden. Covered cycle store. Detached garage. Gravelled parking area.

RENTAL INCOME

As at 15th July 2026 the rents were as follows:

Unit 1	£825 p.c.m.	Unit 4	£881 p.c.m.	Unit 7	£785 p.c.m.
Unit 2	£795 p.c.m.	Unit 5	£870 p.c.m.	Unit 8	£990 p.c.m.
Unit 3	£660 p.c.m.	Unit 6	£885 p.c.m.	Garage	£150 p.c.m.
					TOTAL
					£6,841 P.C.M.

LICENCES/PERMISSIONS

An HMO Licence for 13 persons in 7 households is currently held.

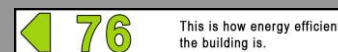
RATEABLE VALUE

Council Tax Band "D". Information taken from the Valuation Office Agency website.

TENURE

FREEHOLD.

EPC





20 MAPLE ROAD, POOLE, DORSET BH15 2NA

LOCATION

Poole Hospital within 400 yards (on foot). Poole Park within ½ mile. Dolphin Shopping Centre approx. ½ mile. Poole Mainline Railway Station approx. ⅔ mile. Bournemouth & Poole College approx. ⅔ mile. Civic Offices just over ⅔ mile. Poole Port Terminal approx. 1½ miles.

FEATURES

Complete refurbishment programme in current ownership to include re-wiring with independent consumer units, re-plumbing and redecoration. Window blinds. Solar panel water heating. Wi-Fi and Cat. 5 cabling to each unit. Soundproofing. Double glazed windows and doors. Under floor heating with individual room thermostats. Courtyard garden.

SUMMARY OF ACCOMMODATION

Ground Floor - 3 Letting Units (one with private courtyard). Wet Room. Cloakroom.

First Floor - 3 Letting Units. Wet Room. Cloakroom.

Second Floor - 1 Letting Unit. Wet Room.

NB The 4 smaller units will need to be rearranged as 2 larger units.

Outside - Enclosed rear garden/courtyard. Laundry Room/Bike Store.

RENTAL INCOME

As at 15th July 2026 the rents were as follows:

Unit 2	£995 p.c.m.	Unit 5	£1,100 p.c.m.	Unit 9	£995 p.c.m.
Unit 3	£630 p.c.m.	Unit 7	£730 p.c.m. (vacant)	TOTAL	£6,075 P.C.M.
Unit 4	£795 p.c.m.	Unit 8	£830 p.c.m.		

LICENCES/PERMISSIONS

An HMO Licence for 7 persons in 7 households is currently held.

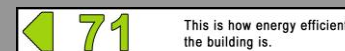
RATEABLE VALUE

Council Tax Band "D". Information taken from the Valuation Office Agency website.

TENURE

FREEHOLD.

EPC





31 ST JOHNS ROAD, POOLE, DORSET BH15 2NB

LOCATION

Poole Hospital approx. 400 yards (on foot). Poole Park approx. ½ mile. Dolphin Shopping Centre approx. ½ mile. Poole Mainline Railway Station just over ½ mile. Bournemouth & Poole College within 1 mile. Civic Offices approx. 1 mile. Poole Port Terminal approx. 1½ miles.

FEATURES

Complete refurbishment programme in current ownership to include re-wiring with independent consumer units, re-plumbing and redecoration. Window blinds. PIR sensor. Wi-Fi. Soundproofing. Double glazed windows and doors. Under floor heating with individual room thermostats. Courtyard garden.

SUMMARY OF ACCOMMODATION

Ground Floor - 2 Studio Units.

First Floor - 2 Studio Units.

Outside - Enclosed courtyard garden. Large Laundry Room/Bike Store.

RENTAL INCOME

As at 15th July 2026 the rents were as follows:

Unit 1	£1,014 p.c.m.	Unit 3	£966 p.c.m.	TOTAL	£3,925 P.C.M.
Unit 2	£995 p.c.m.	Unit 4	£950 p.c.m.		

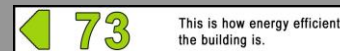
RATEABLE VALUE

Council Tax Band "C". Information taken from the Valuation Office Agency website.

TENURE

FREEHOLD.

EPC





51 EMERSON ROAD, POOLE, DORSET BH15 1QS

LOCATION

Poole Hospital approx. 1 mile. Poole Park just over ½ mile. Dolphin Shopping Centre just over ½ mile. Poole Mainline Railway Station just over 500 yards (on foot). Bournemouth & Poole College approx. 1½ miles. Civic Offices approx. 1½ miles. Poole Port Terminal just over 1 miles.

FEATURES

Complete refurbishment programme in current ownership to include re-wiring with independent consumer units, re-plumbing and redecoration. Window blinds. PIR sensor. Wi-Fi. Soundproofing. Double glazed windows and doors. Under floor heating with individual room thermostats. Courtyard garden. Off road parking.

SUMMARY OF ACCOMMODATION

Ground Floor - 4 Letting Units (2 en-suite, 2 with private kitchens). Shared Kitchen. Shower Room. Laundry Room.

First Floor - 4 Letting Units (2 en-suite, 2 with kitchen areas). Shower Room.

Second Floor - 2 Studio Units. Large Boiler Room.

Outside - Front forecourt parking space. Paved rear garden. Covered bike store. Gazebo seating area. Gravelled parking for 3 vehicles. Bin store.

RENTAL INCOME

As at 15th July 2026 the rents were as follows:

Unit 1	£795 p.c.m.	Unit 6	£795 p.c.m.	Space A	£75 p.c.m.
Unit 2	£930 p.c.m.	Unit 7	£835 p.c.m.	Space B	£75 p.c.m.
Unit 3	£825 p.c.m.	Unit 8	£860 p.c.m.	Space C	£75 p.c.m.
Unit 4	£930 p.c.m.	Unit 9	£750 p.c.m.	TOTAL	£8,755 P.C.M.
Unit 5	£730 p.c.m.	Unit 10	£1,080 p.c.m.		

LICENCES/PERMISSIONS

An HMO Licence for 13 persons in 10 households is currently held.

RATEABLE VALUE

Council Tax Band "C". Information taken from the Valuation Office Agency website.

TENURE

FREEHOLD.

EPC

