



For Sale **Retail Investment**

Located in the popular and affluent Bournemouth suburb of Westbourne

92 POOLE ROAD, WESTBOURNE, BOURNEMOUTH, DORSET, BH4 9EF

Summary

- Retail investment located in the popular and affluent Bournemouth suburb of Westbourne
- Located in a prime position on Poole Road which is the principal retail pitch
- Located adjacent to Iceland and in close proximity to Starbucks, Coffee #1, M&S Simply Foods and Bang & Olsen
- Ground floor shop let to Julia's House Ltd by way of a 10 year lease from 2025
- The current rent passing is **£20,000 per annum exclusive** and there is an upward only, rent review upon the 5th anniversary of the term
- The property will be sold by way of a new 999 year long leasehold interest at a peppercorn ground rent
- Currently not elected for VAT



Proposal:

Total current rental income:

£20,000 per annum excl.

Quoting Price:

£260,000

A purchase at this level reflects a net initial yield of **7.5%** allowing for the reduction of typical purchaser's of **2.76%**



Location

- Westbourne is a popular and affluent suburb of Bournemouth
- Located between Branksome, Poole and the centre of Bournemouth, just off the main A338
- The subject property occupies a prime trading position on Poole Road which is the principal shopping thoroughfare
- Numerous multiple retailers are located in the vicinity including **M&S Simply Foods, Tesco Express, Coffee #1, Starbucks, Bang & Olufsen, Boots** and **Circo Lounge (Loungers)**

Nearby Occupiers:

M&S FOOD LOUNGERS

B&O



Description

- Ground floor lock-up retail premises
- Comprising a main open plan sales area with storage/staff facilities to the rear, together with a single WC and wash hand basin
- There is a rear loading door providing access to Milburn Road
- The premises are fitted out to a good standard and currently trading as a premium charity shop

Accommodation

The accommodation with approximate areas are arranged as follows:

Net Sales Area

486 sq ft // 45.17 sq m

Ancillary Storage

115 sq ft // 14.43 sq m

Total Net Internal Area Approx:

641 sq ft // 59.60 sq m



Tenancies

The entire property is let to **Julia's House Ltd** by way of the following tenancy:-

Tenant	Julia's House Ltd
Term	10 years from 3.2.25 up to and including 2.2.35
Rental Income	£20,000 per annum exclusive
Type of Lease	Effective full repairing and insuring via a service charge with the tenant's service charge capped at £500 per annum
Break Clause	Tenant's option to break upon the 3rd and 6th anniversaries of the term, subject to providing 6 months prior written notice
Rent Review	Upward only to the open market upon the 5th anniversary of the term

A purchase at this level reflects a net initial yield of 7.5% allowing for the reduction of typical purchaser's of 2.76%.

Tenure

The property will be sold by way of a 999 year long leasehold interest at a peppercorn ground rent.

Price

£260,000

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.

VAT

We have been advised by the vendor that the premises is not elected for VAT.

EPC Rating

D - 48

Viewings

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



Grant Cormack 07776 217453
grant.cormack@goadsby.com

Edd Watts 07968 299084
edd.watts@goadsby.com

James Edwards 07801 734797
james.edwards@goadsby.com

Important

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/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/tenant once terms have been agreed.