



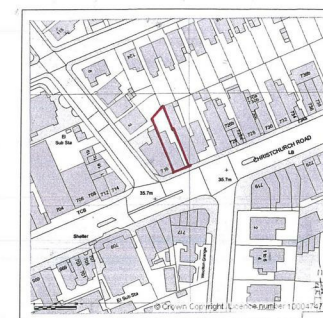
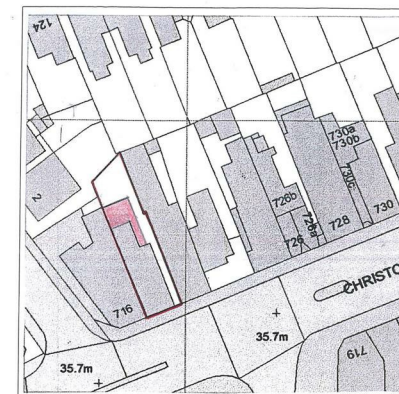
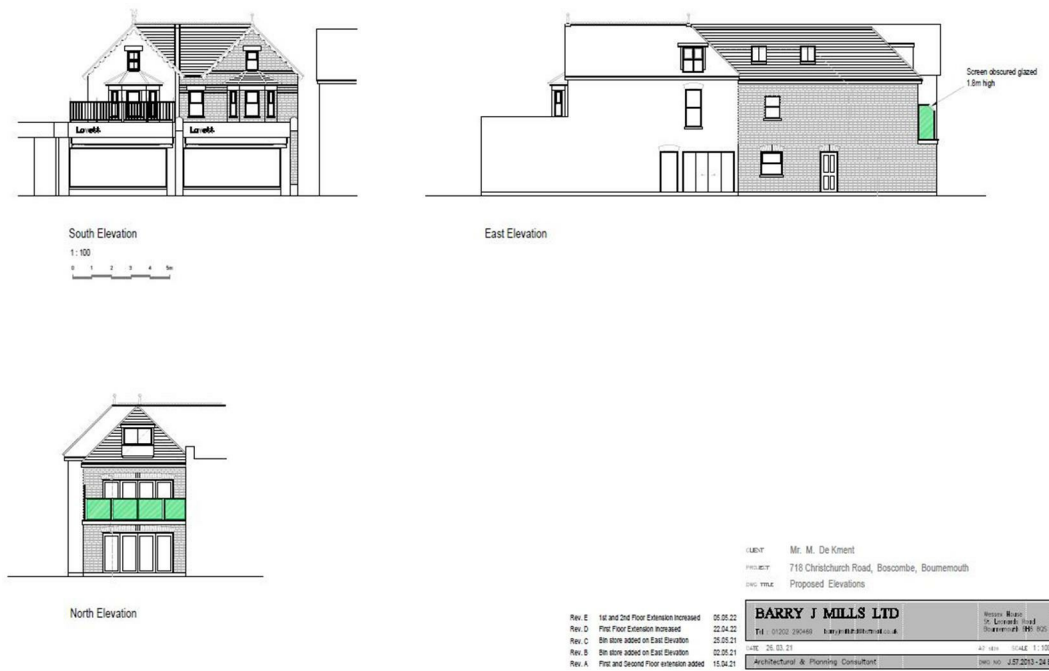
£199,950

Christchurch Road, Bournemouth, BH7 6BZ



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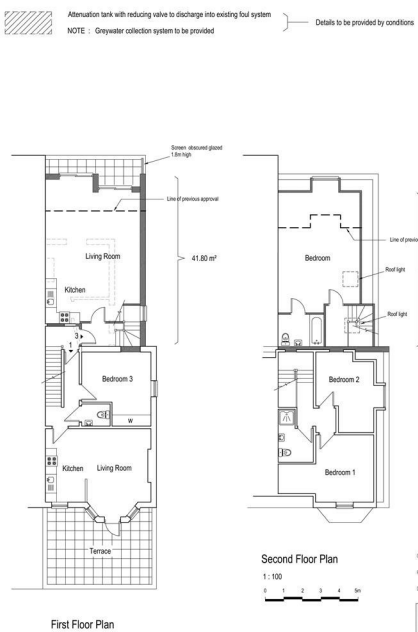
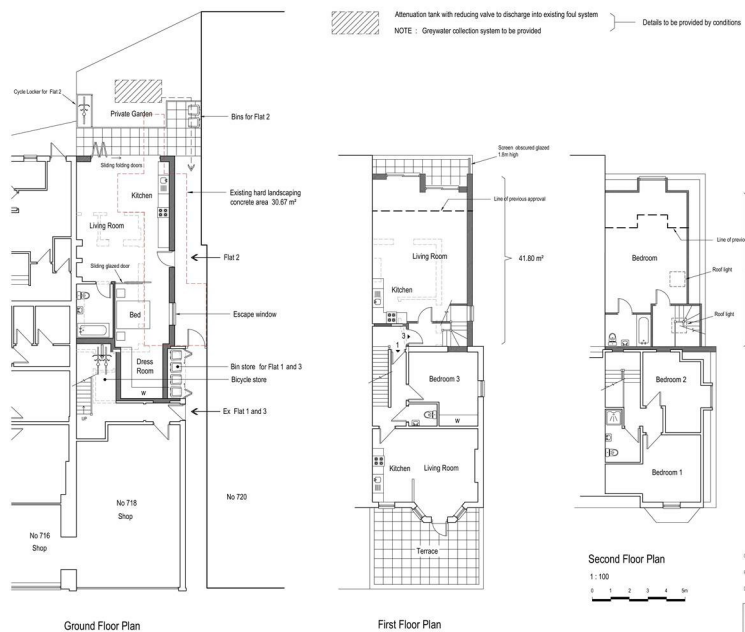


Client: Mr. M. De Kment
Project: 718 Christchurch Road, Boscombe, Bournemouth
Drawing Title: Block and Location Plan

BARRY J MILLS LTD
Tel: 01202 290469
Fax: 01202 290470
Email: barryj@barrymills.co.uk
Website: www.barrymills.co.uk

Unit 2 Priests Court
Priests Road, Farnham
Dorset BH22 9JG

Date: 03.05.21
Scale: As shown
Architectural & Planning Consultant
Drawing No: J572013-25

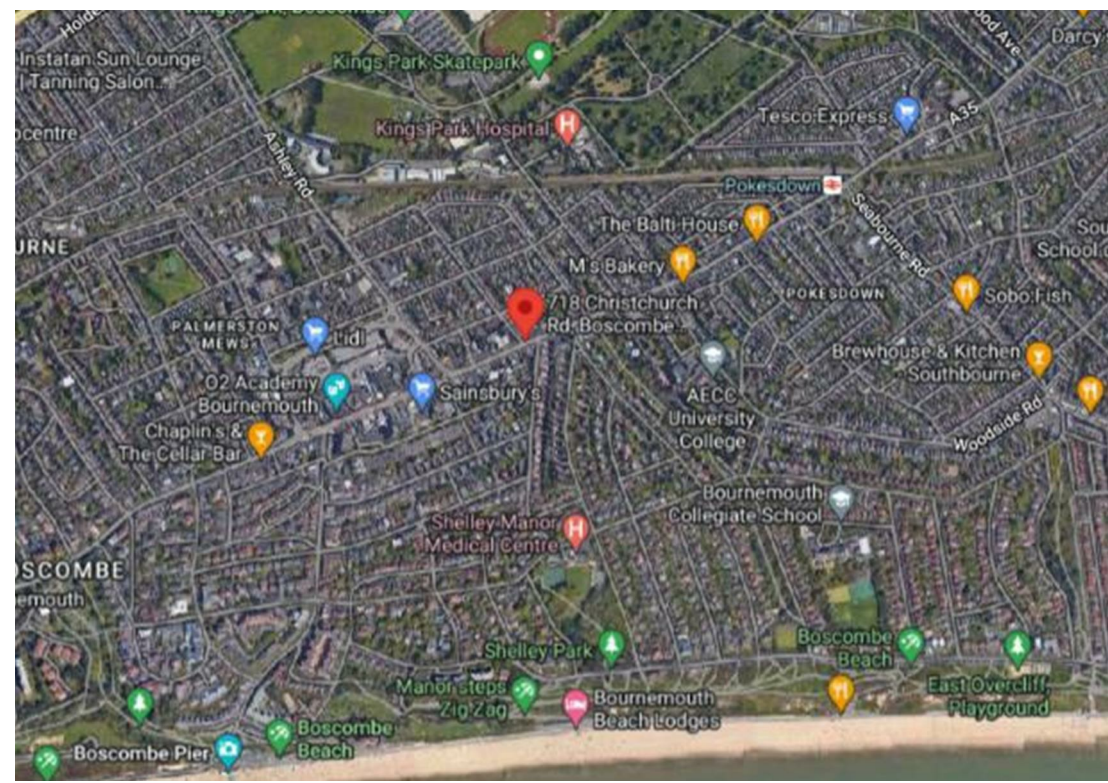


FLOOR AREA (Internal wall)	
Flat 1	66.88 m ² (existing first and second floor)
Flat 2	55.24 m ² (new ground floor)
Flat 3	80.81 m ² (new first and second floor)
Total	222.93 m ²

Client: Mr. M. De Kment
Project: 718 Christchurch Road, Boscombe, Bournemouth
Drawing Title: Proposed Floor Plans

BARRY J MILLS LTD
Tel: 01202 290469
Fax: 01202 290470
Email: barryj@barrymills.co.uk
Website: www.barrymills.co.uk

Date: 26.03.21
Rev: 1:00
Scale: 1:100
Drawing No: J572013-23L







Property Description

Nestled in the heart of Bournemouth, this exceptional commercial property on Christchurch Road presents a remarkable opportunity for savvy investors and entrepreneurs alike. Spanning an impressive 80 square metres and measuring 5.31m max x 8.17m max, this freehold shop is situated in a prime high street location, ensuring excellent visibility and foot traffic for any business venture.

The property not only offers a spacious retail environment but also comes with the added benefit of planning permission (Application No: 7-2021-3357-E) to develop two residential units at the rear. This includes a one-bedroom garden apartment and a one-bedroom duplex apartment, providing a unique chance to diversify your investment portfolio. The potential for additional rental income from these residential units makes this property even more appealing.

With its strategic location in a bustling area, this shop is perfectly positioned to attract a wide range of customers. Whether you are looking to establish a new business or expand an existing one, this property offers the ideal foundation for success. The combination of commercial and residential potential makes it a rare find in today's market.

Do not miss the chance to secure this versatile property in a thriving community. It is an excellent opportunity to invest in a location that promises growth and prosperity.

Freehold

The property benefits from ownership of the freehold and includes the leasehold interest for Flat 718A Christchurch Road. The lease was granted for a term of 125 years from 25 December 2016 and currently generates a ground rent income of £250 per annum.

Area

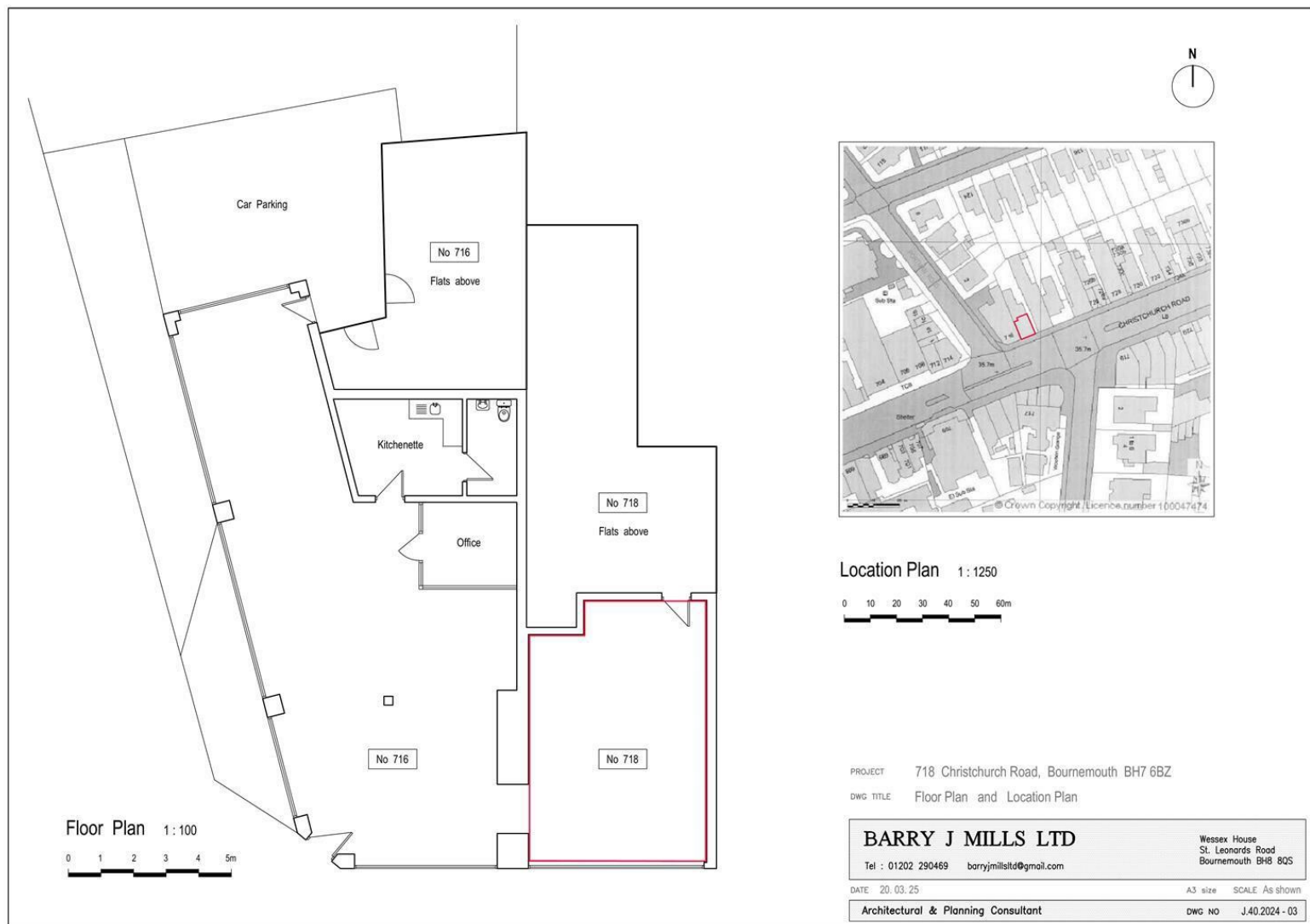
Situated on Boscombe High Street this property is surrounded by an array of amenities, including shops, restaurants and cafes. plus the beautiful sandy beach of Boscombe is less than a mile away. Christchurch Road is known for its bustling atmosphere and excellent transport links, making it a sought-after location for both residents and businesses alike. Boscombe is a seaside suburb located east of Bournemouth town centre, there are numerous architectural styles within the town ranging from the Victorian style of the Royal Arcade, to Art Deco and Modernist 1920's styles of Boscombe Pier and the nearby Overstrand buildings.

Rail links are nearby at both Pokesdown and Bournemouth town centre. Kings Park is within walking distance, home to AFC Bournemouth. Other facilities include; an athletic track, a skate park, recreation park and a cricket field with pavilion and café.

N.B: Under Section 21 of the 1979 Estate Agency Act we declare that the Vendor is connected with Saxe Coburg Property Experts Ltd.

FEATURES & SPECIFICATIONS

- Development opportunity
- Prime high street location
- 80m2 commercial space
- Freehold property
- Planning for 55m2 garden apartment
- Planning for 80m2 duplex apartment
- Ideal for investment
- Close to local amenities
- Potential for development
- Viewing recommended



Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to contract, all measurements are approximate.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural integrity of the premises and condition / working order of services, plants and equipment



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(01-01) B			
(00-00) C			
(00-00) D			
(00-00) E			
(00-00) F			
(00-00) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



<https://www.saxecoburg.co.uk>

47 Poole Road, Westbourne, Bournemouth, Dorset, BH4 9BA

T: 01202 303066 info@saxecoburg.co.uk



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