



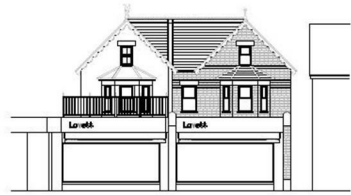
£199,950

Christchurch Road, Bournemouth, BH7 6BZ



SAXE COBURG™

Property Experts



South Elevation

1:100
0 1 2 3 4 5m



East Elevation

Screen obscured glazed 1.8m high



North Elevation

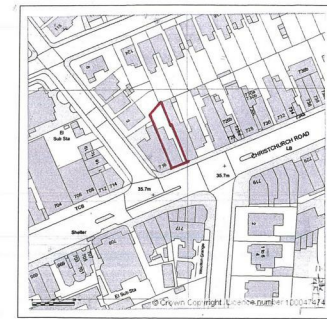
CLIENT: Mr. M. De Kment
PROJECT: 718 Christchurch Road, Boscombe, Bournemouth
DWG TITLE: Proposed Elevations

Rev. E	1st and 2nd Floor Extension increased	05.05.22
Rev. D	First Floor Extension increased	22.04.22
Rev. C	Bin store added on East Elevation	25.05.21
Rev. B	Bin store added on East Elevation	22.05.21
Rev. A	First and Second Floor extension added	15.04.21

BARRY J MILLS LTD
 Tel: 01202 292469 | barmj@btinternet.com | www.barmj.co.uk
 Unit 2, Priory Court, Priory Road, Bournemouth, Dorset, BH2 9JG
 DATE: 26.03.21 | A2 REV: SCALE: 1:100
 Architectural & Planning Consultant | DWG NO: J57.2013-23.E



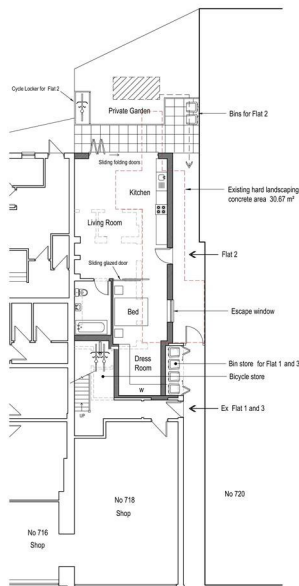
Block Plan 1:500
0 5 10 15 20 25m



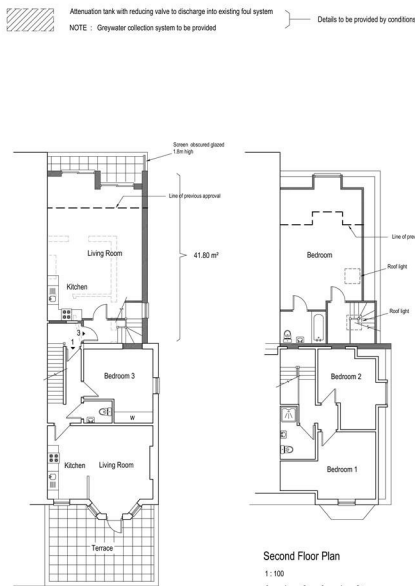
Location Plan 1:1250
0 10 20 30 40 50 60m

CLIENT: Mr. M. De Kment
PROJECT: 718 Christchurch Road, Boscombe, Bournemouth
DWG TITLE: Block and Location Plan

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 Unit 2, Priory Court, Priory Road, Bournemouth, Dorset, BH2 9JG
 DATE: 03.05.21 | SCALE: As shown
 Architectural & Planning Consultant | DWG NO: J57.2013-23



Ground Floor Plan



First Floor Plan

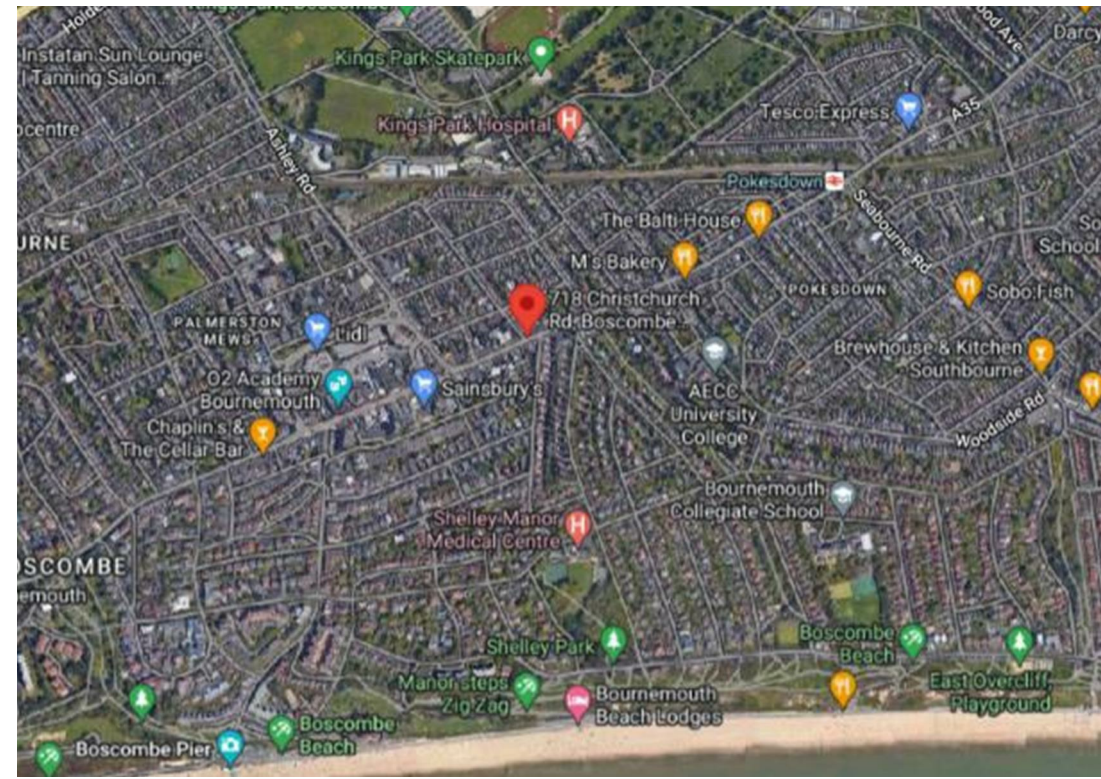
FLOOR AREA (Internal wall)

Flat 1	86.88 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 m²	

Rev. K	Existing hard concrete area added	23.01.20
Rev. K	Flat 3 factory amended	05.08.22
Rev. J	Flat 2 area increased	05.05.22
Rev. H	Previous approval shown dotted line	01.05.22
Rev. G	Flat numbers amended	25.04.22
Rev. F	Flat 3 increased on 1st and 2nd floor	22.04.22
Rev. E	Terrace added on 1st floor	07.04.22
Rev. D	Bins for Flat 2 added	22.08.21
Rev. C	Cycle Locker, Screen to Terrace added	25.05.21
Rev. B	Bin store relocated	22.04.21
Rev. A	First and Second Floor extension added	15.04.21

CLIENT: Mr. M. De Kment
PROJECT: 718 Christchurch Road, Boscombe, Bournemouth
DWG TITLE: Proposed Floor Plans

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 DATE: 26.03.21 | A2 REV: SCALE: 1:100
 Architectural & Planning Consultant | DWG NO: J57.2013-23.F







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

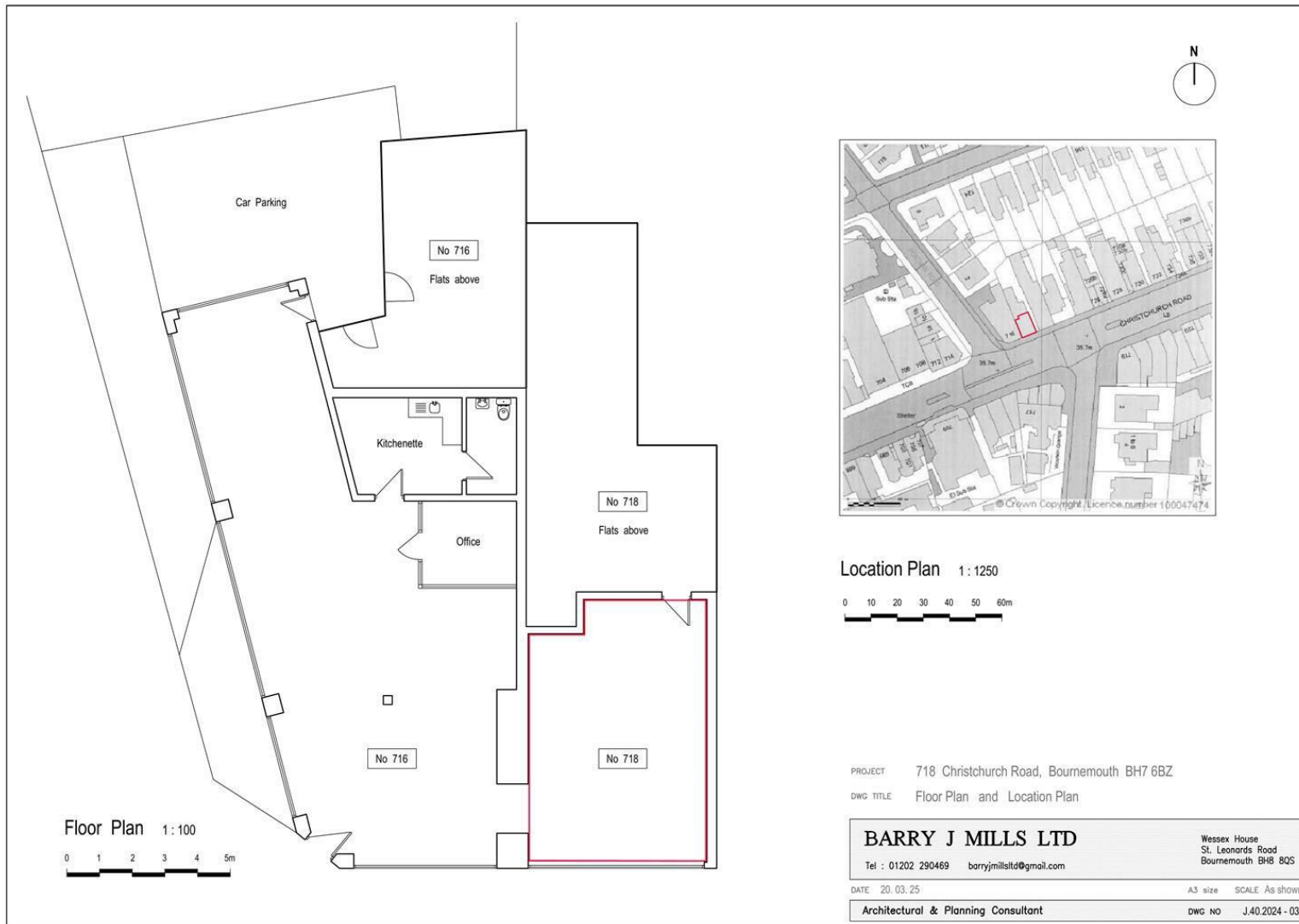
Situated on Boscombe High Street this property is surrounded by an array of amenities, including shops, restaurants and cafes. plus the beautiful sandy beach of Boscombe is less than a mile away. Christchurch Road is known for its bustling atmosphere and excellent transport links, making it a sought-after 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.

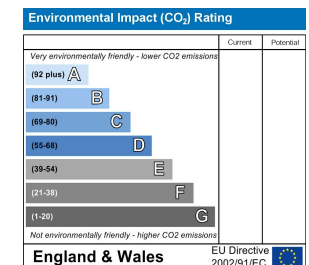
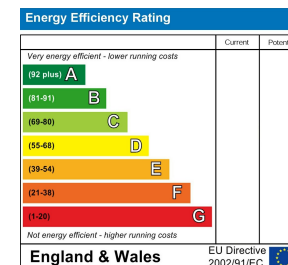
FEATURES & SPECIFICATIONS

- 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





www.saxecoburg.co.uk

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

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

T: 01202 303066 info@saxecoburg.co.uk



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