



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

3 BANK BUILDINGS 1486 WIMBORNE ROAD KINSON BOURNEMOUTH BH11 9AA



Shop and living accommodation FOR SALE

- Mid terrace shop and self contained 2 bedroom flat
- Shop Sales area 486 sq.ft. (45 sq.m.) plus ancillary storage. Rear yard
- Vacant flat in need of modernisation

£240,000
Freehold

Arrange a viewing today

01202 551821

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SITUATION AND DESCRIPTION

The Suburb of Kinson is about 4 miles north of Bournemouth Town Centre. There is an established shopping centre that is predominantly occupied by local traders but does include a Tesco Supermarket and Costa Coffee. Banks Parade, which is located between Kinson Road and School Lane, comprises a small parade of 4 shops. The Parade benefits from parking immediately outside for customers.

The subject property is a mid terraced shop and flat above. The ground floor shop has a main sales area and ancillary stores and offices to the rear and an outside cloakroom. The residential accommodation is accessed from the rear of the building. The accommodation comprises 2 bedrooms, lounge kitchen and bathroom. The flat is in need of renovation and modernisation throughout

ACCOMMODATION

<u>Shop</u>	
Width	18'00" (5.4m)
Depth	27'00" (8.2m)
Sales Area`	486 sq.ft. (45 sq.m.) Approx
Office / Store	13'00" x 13'06" (3.9m x 4.1m)
Office Store	9'00" x 16'00" (2.7m x 5.1m)
Including Kitchenette	
Understairs cupboard	
Outside WC	
3 phase electric within the shop	

ACCOMMODATION

Living Accommodation

Staircase from rear yard into flat	
Bedroom 1	8'10" x 15'08" (2.7m x 4.7m)
Bedroom 2	9'00" x 12'00" (2.7m x 3.6m)
Lounge (mid)	14'08" x 10'01" (4.4m x 3.0m)
Bathroom	6'10" x 5'03" (2.1m x 1.6m)
Kitchen	13'00" x 7'07" (3.9m x 1.3m)

Outside

Large Tarmacked Yard with shared driveway onto School Lane

RATEABLE VALUE - £8,300 (previously £6,200)

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

COUNCIL TAX - Band A

EPC

Shop Rating—C
Flat Rating—F

PRICE

Freehold £240,000

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted

Tel: 01202 551821

Website: www.ellis-partners.co.uk



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MONEY LAUNDERING REGULATIONS

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

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