

FOR SALE

FREEHOLD COMMERCIAL INVESTMENT

At

**348-356 Holdenhurst Road
Bournemouth
BH8 8BH**

- ❖ Highly prominent corner location on busy main arterial road
- ❖ 3,745 sq ft showroom let to GSF Car Parts Ltd (over 200 branches nationwide) at a rent of £29,400 pa
- ❖ Flats above sold off and currently produce ground rents of £6,809.76 pa with 5 yearly rent reviews
- ❖ Total current income - £36,209.76 pa
- ❖ PRICE £349,950 Freehold



LOCATION

The property is very prominently located on this busy main arterial road at the junction with Cleveland Road. Holdenhurst Road runs parallel to the main A338 Wessex Way, the principal route providing access across the Bournemouth/Poole/Christchurch conurbation.

There is a good mix of local and national occupiers in Holdenhurst Road including Aldi, Co-op, Halfords Autocentres and National Tyres.

ACCOMMODATION

Showroom

Internal Width - 68' 3" max
Depth - 59'4"
Net Floor Area - 3,745 sq ft

Car parking on forecourt and 7 spaces in rear car park.

Flats Over

23 two bed flats and car parking in rear car park.

LEASES

Ground Floor Showroom

Let to GSF Car Parts Ltd with 200 branches nationwide on a 6 year lease from 13th August 2021 (with a further 6 year option) at a rent of £29,400 pax, on full repairing and insuring terms by way of service charge (capped at £5000 pa)

FLATS OVER

23 flats all sold off on 99-year ground leases from June 2000 currently producing £6,809.76 pax, subject to 5 year RPI linked rent reviews throughout the term.

Although 13 of the leases have been extended only 6 flats no longer pay ground rent and 10 leases have an unexpired term of approx. 78 years. Tenancy Schedule and copy leases available on request

PRICE

£349,950 for the freehold interest, subject to the occupational lease on the showroom and the ground leases on the flats over.

ANTI MONEY LAUNDERING REGULATION

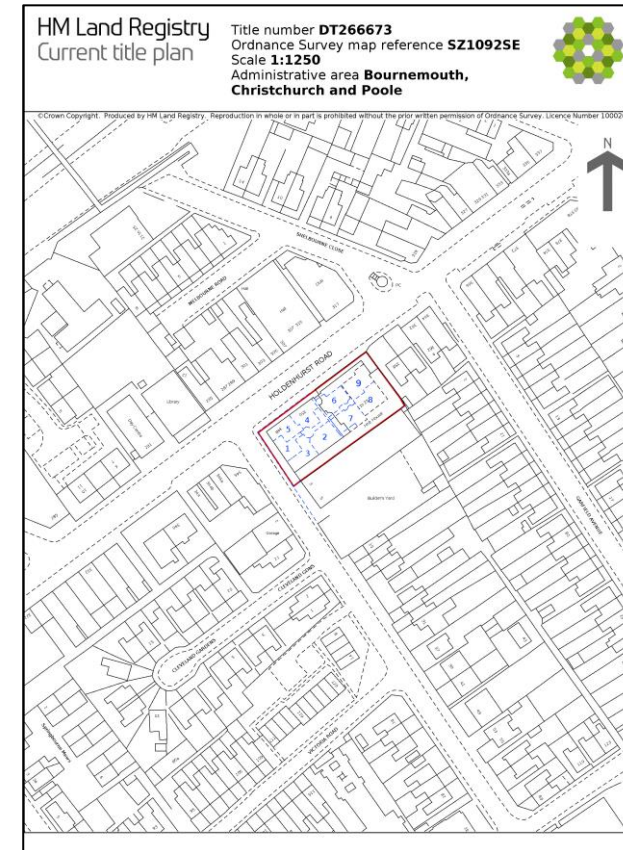
We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through Sole Agent:-



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