



PROMINENT CORNER POSITIONED UNIT FOR SALE

FREEHOLD £199,950

 **718 CHRISTHURCH ROAD, BOSCOMBE,
BOURNEMOUTH, BH7 6BZ**



KEY FEATURES

- Development opportunity
- Prime high street location
- Net floor area: 861.11 sq.ft. (80 sq.m.) approx.

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SITUATION & DESCRIPTION

Boscombe is a busy and popular residential and commercial district approximately 1.5 miles east of Bournemouth Town Centre and 5 miles west of Christchurch Town Centre.

The property occupies a highly prominent corner position located at the junction of Portman Road and Christchurch Road at the busy traffic light junction.

The property consists of a large unit with window frontage to the front and side. Internally there is a large open planned space and benefits from a good sized kitchen and cloakroom/WC.

The property also has planning permission to develop two residential units at the rear.

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.

- Planning for 55m² garden apartment
- Planning for 80m² duplex apartment

ACCOMMODATION

Net floor area: 861.11 sq.ft. (80 sq.m.) approx..
Cloakroom/WC
Kitchen

EPC RATING -

C-

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PLANNING

Class E Use

Former A1/ A2 Retail and Financial/Professional Services

Planning permission granted for development of two residential units at the rear. This includes a one bedroom garden apartment and a one-bedroom duplex apartment.

(Application No: 7-2021-3357-E)

RATEABLE VALUE

To be reassessed

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

PRICE

£199,950 Freehold

This price also 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.

In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

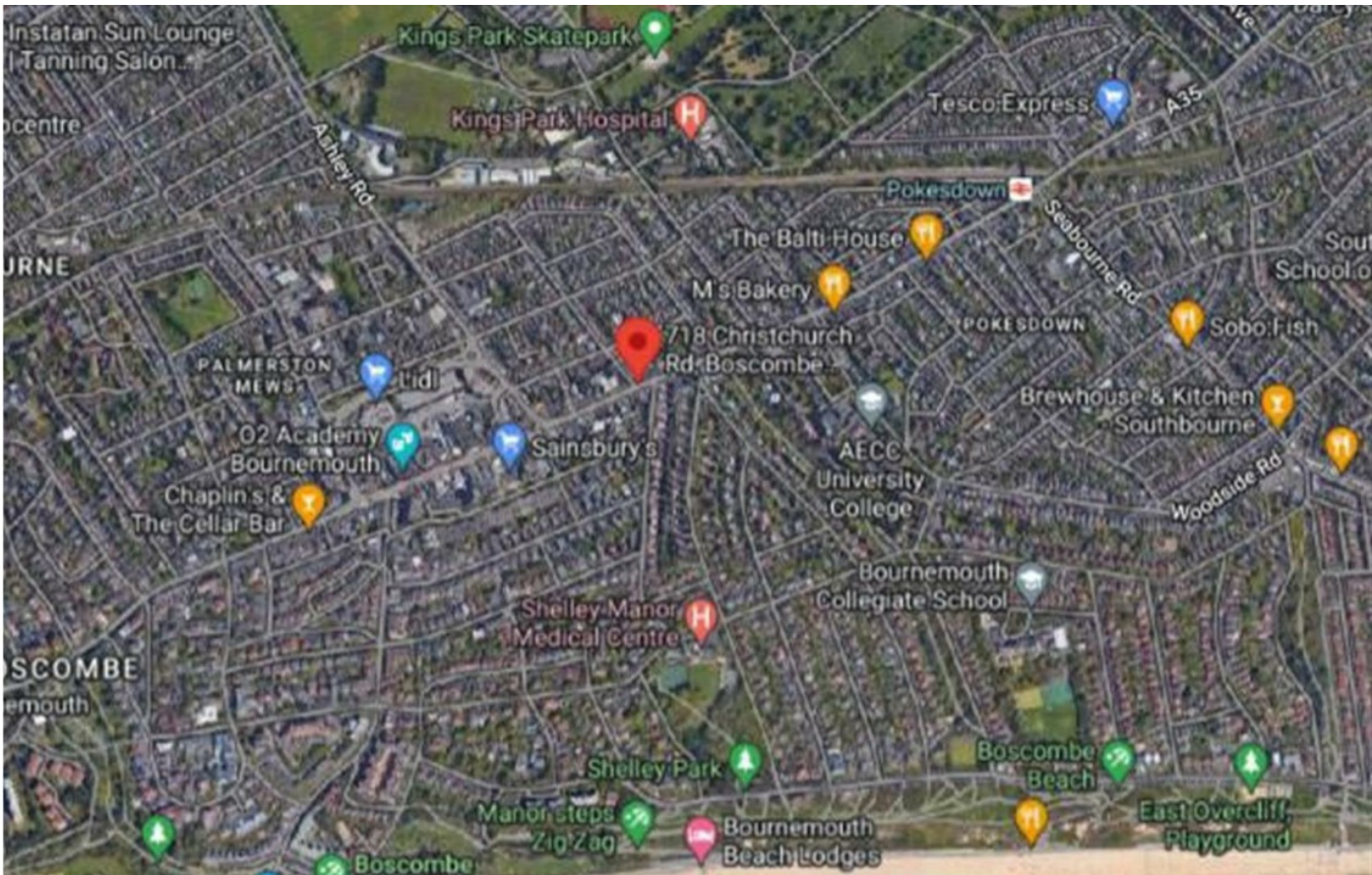
LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

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MAP LOCATION

© Google Maps



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.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.

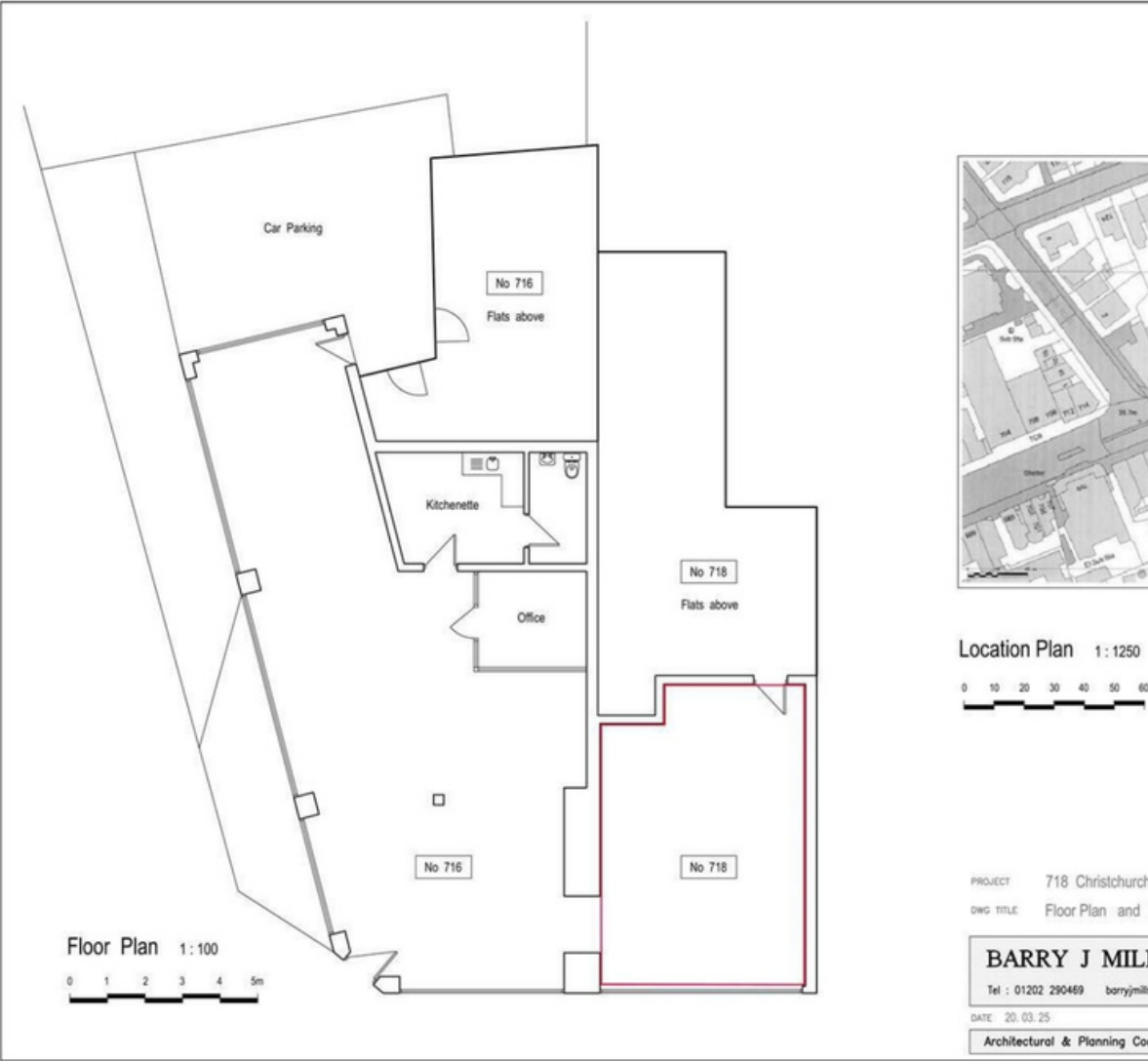
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SCALE As shown

DWG NO J.57.2013 - 25



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.

