



Freehold For Sale

Ground Floor Retail Investment

Located in a densely populated
suburb of Bournemouth

Currently not elected for VAT

409 CHARMINSTER ROAD

CHARMINSTER, BOURNEMOUTH
DORSET, BH8 9QT

SUMMARY

- Two storey property
- Ground floor retail unit
- First floor flat sold off by way of a long leasehold interest

RENTAL INCOME

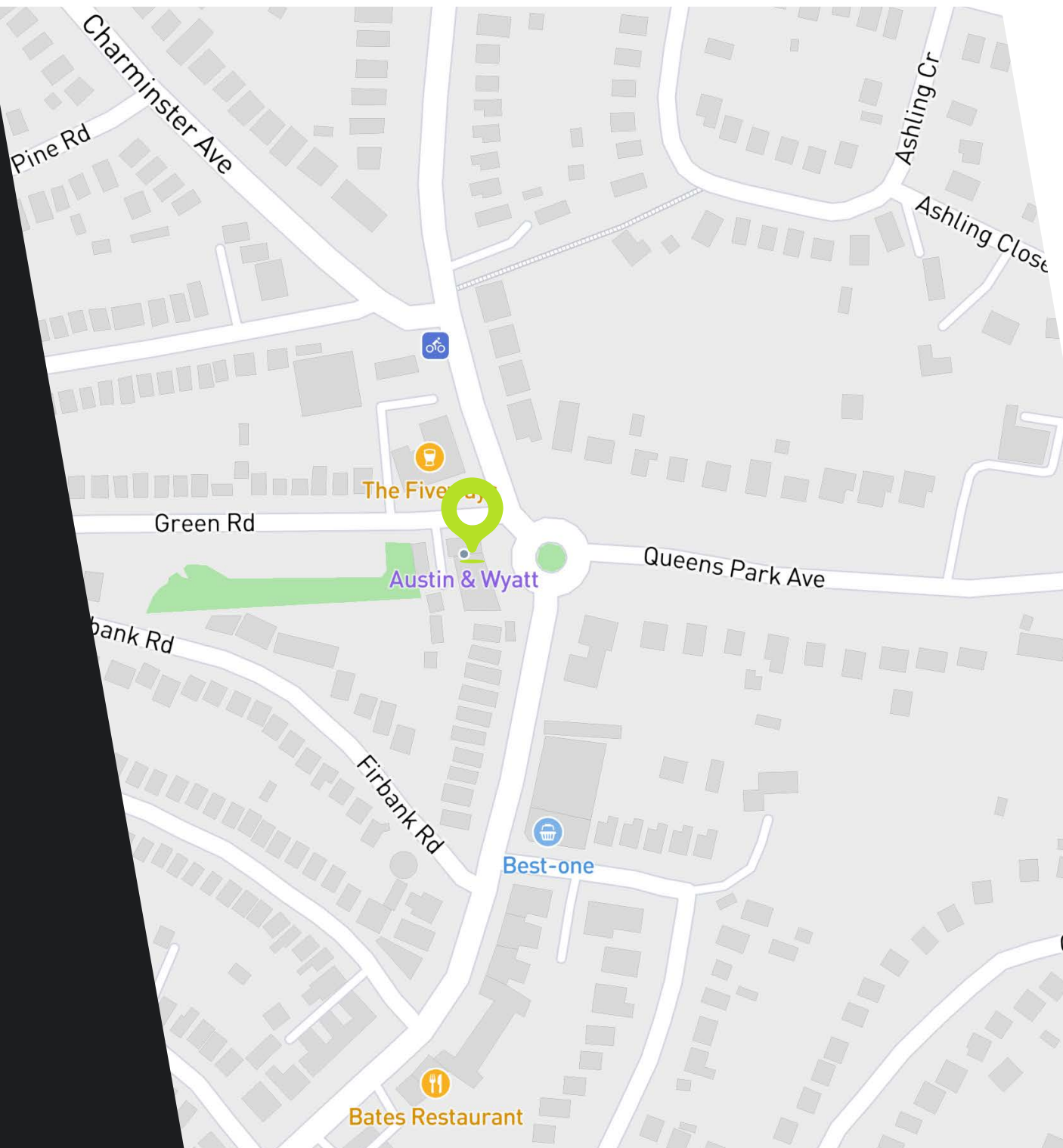
£6,150 PER ANNUM EXCL.

PRICE

£60,000

A purchase at this level reflects a net initial yield of 10.07% after deduction of purchaser's costs of 1.86%.

We have been informed by our client that the premises are currently not elected for VAT.



LOCATION/SITUATION

The premises are located on Charminster Road fronting the Fiveways Roundabout. Charminster is a densely populated suburb of Bournemouth situated approximately 2 miles north of the town centre and characterised by a number of local independent retailers, cafés, restaurants and hot food takeaways.

DESCRIPTION/ACCOMMODATION

The premises are arranged over 2 storeys. There is a ground floor retail unit which benefits from a rear garden/patio area and a first floor flat which is sold off by way of a long leasehold interest.

Ground floor retail unit

Net sales area 35 sq m // 380 sq ft

TENANCY

Ground floor retail unit

Tenant	Private individual
Term	5 years from 24/6/2025 up to and including 23/6/2030
Rent	£6,000 per annum exclusive
Repairs	Effective FRI

First Floor Flat

Sold off by way of a 99 year lease expiring 30.06.2116, subject to a ground rent of £150 per annum which doubles every 25 years.



TENURE

Freehold.

PRICE/VAT

£60,000

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EPC RATINGS

Ground floor retail	B
Residential	D

RATEABLE VALUE

Ground floor retail	£5,000 (from 01.04.23)
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LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



VIEWINGS

Please contact the sole agents, **Goadsby**, through whom all negotiations must be conducted.



GRANT CORMACK

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JAMES EDWARDS

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IMPORTANT

ANTI MONEY LAUNDERING REGULATIONS

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

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.