



For Sale

Substantial Mixed Use
Property Offered With
Vacant Possession & Future
Development Potential

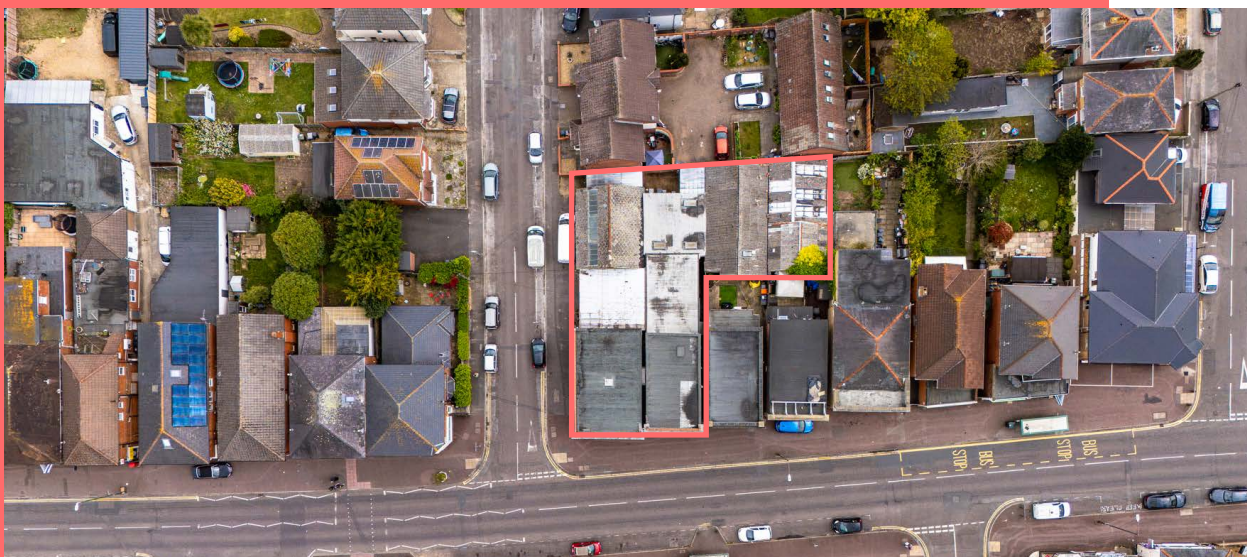
(Subject to planning permission)



863-865 Wimborne Road
Bournemouth, Dorset, BH9 2BG



Boundary Line Approximate



A unique opportunity to acquire a substantial mixed use property currently comprising 2 retail units, 2 residential flats, together with a large industrial/warehouse storage facility

Offers in excess of: **£800,000**

- Of interest to owner occupiers, investors & developers
- Substantial mixed use building located on a large site area of 0.176 acres
- 2 good sized ground floor lock up retail units
- Located on the first floor there are 2 residential flats each with their own access
- To the rear of the site there are a number of industrial buildings which provide ancillary storage to the retail units
- Freehold with vacant possession
- Planning previously granted for the erection of 4 dwelling houses and parking to the rear (now lapsed)





Location

Moordown is busy and popular suburb approximately 2.5 miles to the north of Bournemouth Town Centre. The area is an established retailing location and there are an array of national, regional and local retailers as well as coffee shops, cafes, restaurants and professional/financial service providers.

The retail offerings supports the densely populated residential area which also plays host to a number of students attending Bournemouth University.

Moordown adjoins the Bournemouth suburb of Winton where there is a large shopping facility spread along Wimborne Road. There are a number of nationally known multiples represented including **Coffee #1, Wetherspoons, Iceland, Loungers, G&T's World of Cards, Waitrose, Lidl, Card Factory** and **Specsavers**.

Nearby Occupiers

LOUNGERS Specsavers* Iceland
cardfactory Coffee#1 Waitrose



Accommodation

The accommodation with approximate areas and dimensions is arranged as follows:

Ground Floor Retail Units

Net Internal Area approx:
1,967 sq ft / 182.7 sq m

Ground Floor Ancillary Storage/Warehouses
3,573 sq ft / 332 sq m

Total ground floor net internal area approx.
5,542 sq ft / 514.7 sq m

First Floor Residential

1 Bedroom Flat

Kitchen	2.23m x 5m
Lounge	3.27m x 4.96m
Bedroom	3.60m x 3.37m
Shower Room with WC	1.92m x 1.85m

2 Bedroom Flat

Kitchen	3.30m x 2.56m
Bathroom	3.30m x 1.95m
Living Room	2.78m x 4.91m
Reception Room	3.90m x 3m
Bedroom 1	3.30m x 1.95m
Bedroom 2	2.94m x 2.97m



Description

This substantial mixed use property is currently located on a large site area of 0.176 acres. To the front of the site there are 2 good size ground floor retail units. On the first floor there are 2 flats which are both individually accessed. The first flat is one bedroom, providing a kitchen, lounge, bedroom and shower room with WC. The second flat is two bedroom, with kitchen, bathroom, reception room, living room and 2 x bedrooms. To the rear of the site there are a number of industrial style buildings which provide substantial ancillary storage. 3 of these have pitched roofs with the buildings to the front of the site all having flat roofs.

Planning previously granted under application number **7-2018-19129-C** for the erection of 4 dwelling houses with parking to the rear (now lapsed)

Tenure

Freehold with vacant possession under Title No's [DT459419](#), [DT138377](#) and [DT129391](#).

Price

Offers invited in excess of **£800,000**.

VAT

We have been advised that the premises is currently not elected for VAT.

Rateable Values

£24,000 (from 1.4.23) Rates payable at 49.9p in the £ (year commencing 1st April 2025)

EPC Ratings

Commercial:	D - 83
863a Wimborne Road	E - 49
865a Wimborne Road	E - 43

Council Tax Band

Flat 1 Band A
Flat 2 Band A

Legal Costs

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



Viewings

Strictly by prior appointment through the agents, **Goadsby**, through whom all negotiations must be conducted.



Grant Cormack

grant.cormack@goadsby.com // 07776 217453

Edd Watts

edd.watts@goadsby.com // 07968 299408



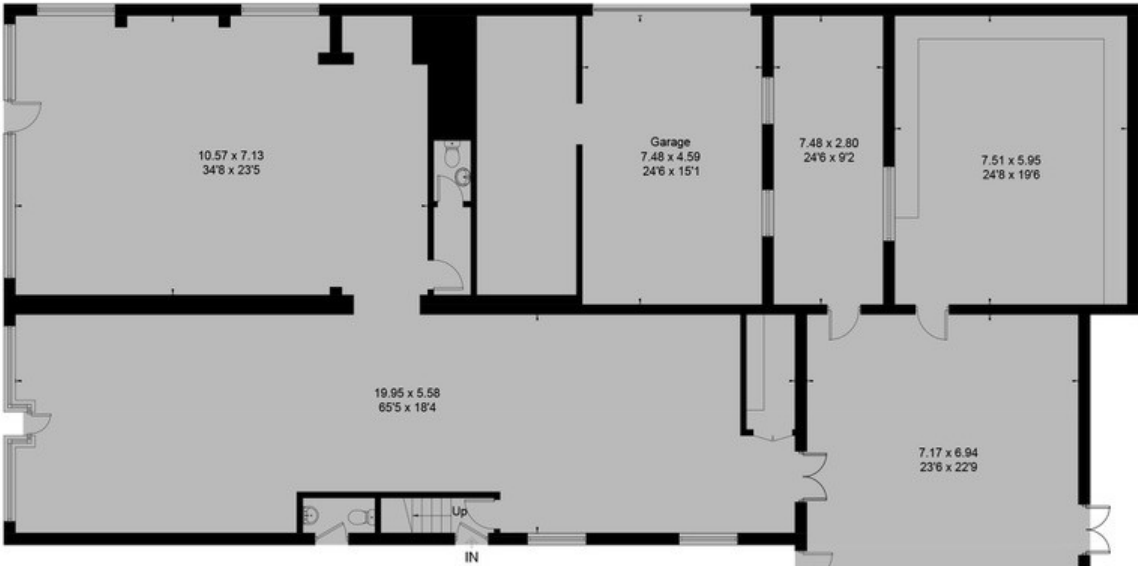
Important

ANTI MONEY LAUNDERING REGULATIONS

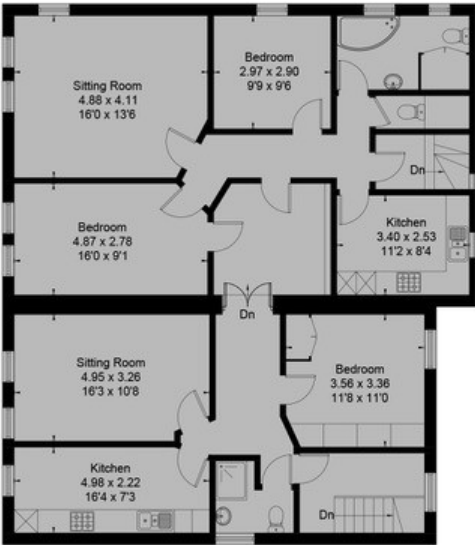
Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant 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.

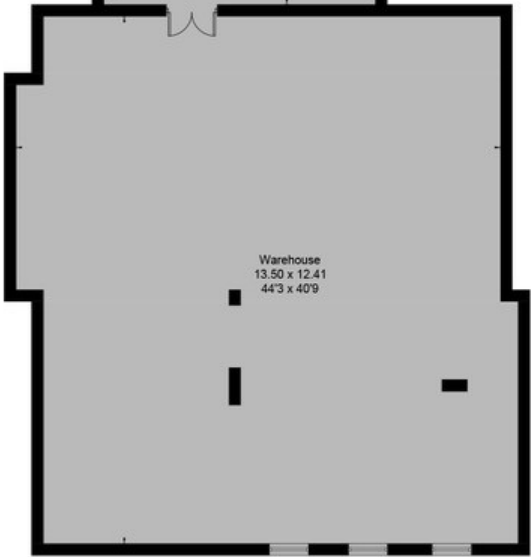
Floor Plan



Ground Floor



First Floor



Not to scale, illustration only.