



For Sale Freehold

Prominent Retail Investment **Fronting One Of The Busiest Thoroughfares In The Conurbation**

288/288C WALLISDOWN ROAD, BOURNEMOUTH, DORSET, BH11 8PN

Summary

- The property is located on Wallisdown Road, fronting one of the busiest thoroughfares in the BCP conurbation
- The property is prominently located adjacent to Merv Hannam and opposite Tesco Express
- The property comprises a ground floor hot food takeaway and a 2 bedroom flat above
- There is also a single garage located to the rear
- The entire property is let by way of a 25 year lease, which expires March 2038
- VAT not applicable
- Freehold



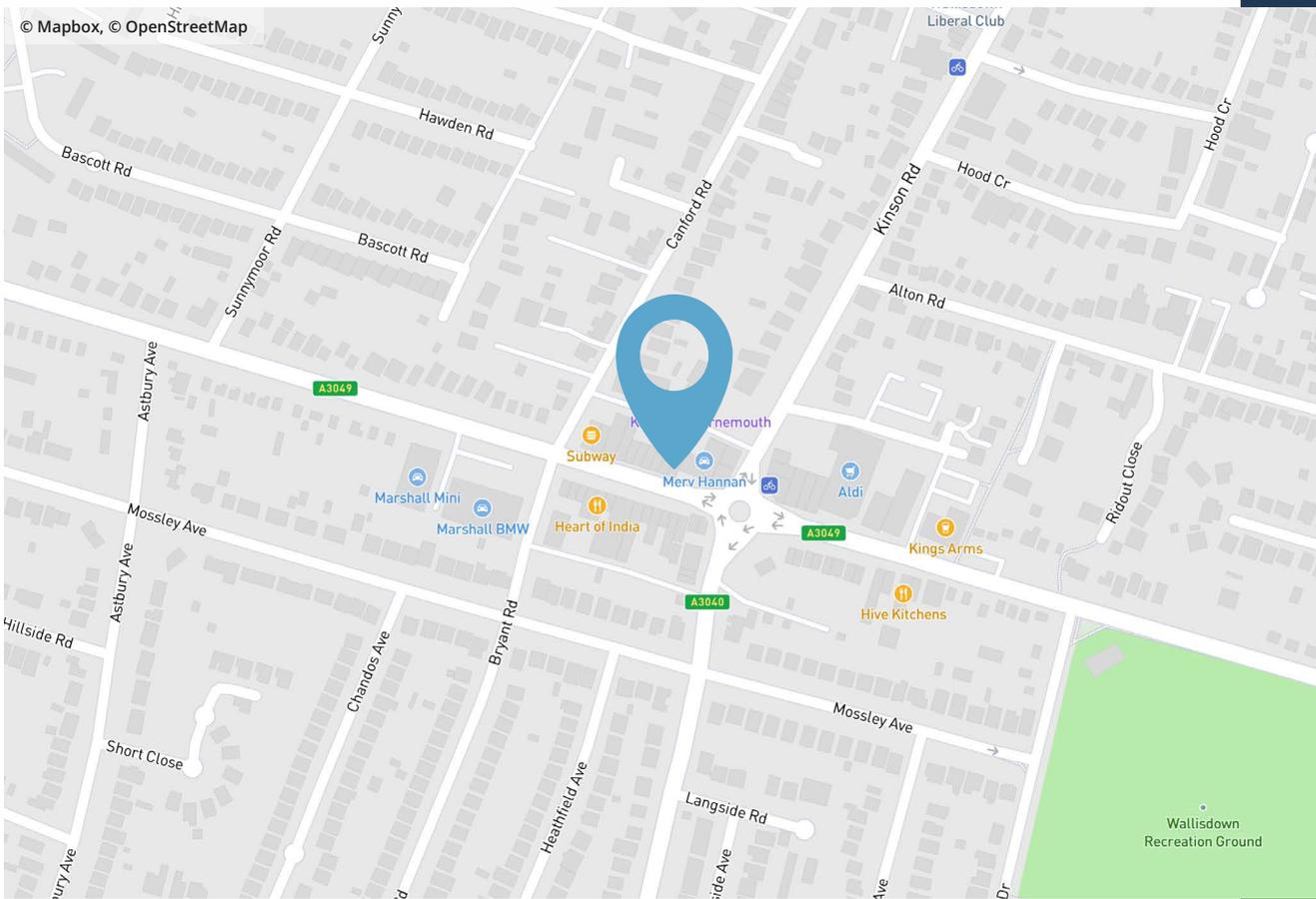
Proposal:

Current rent passing:

£15,000 per annum excl.

Quoting Price:

£200,000



Location

- The property is located on Wallisdown Road, fronting one of the busiest thoroughfares in the BCP conurbation
- The property is prominently located adjacent to Merv Hannam and opposite Tesco Express
- The area offers a mix of local independent retail outlets together with numerous multiple retailers including Tesco Express, Subway, BMW, Mini Cooper and Aldi Supermarket
- The property is conveniently located approximately 3.1 miles from Bournemouth town centre, 3.4 miles from Poole town centre and 6.8 miles from Wimborne Minster



Wallisdown Road Occupiers

TESCO
Express



ESTD 1968
PetsCorner

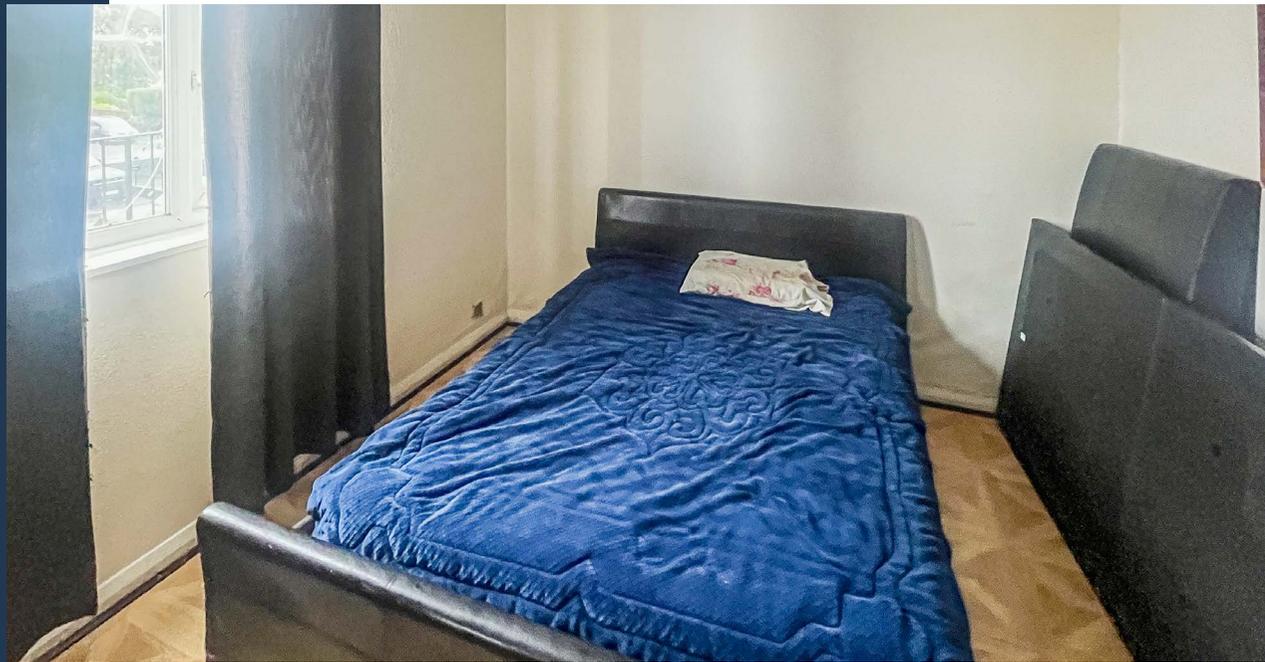


Funeralcare

SUBWAY

Description

- The premises are arranged over ground and first floors
- On the ground floor there is a hot food takeaway with main serving area, kitchen/preparation area and rear storage
- On the first floor there is a self-contained 2 bedroom flat with kitchen, bathroom and living room
- To the rear of the property there is a single garage



Accommodation

The accommodation with approximate areas are arranged as follows:

Ground Floor

Internal width 16'2" // 4.94m
Shop depth (max) 46'2" // 14.08m

Net sales area 612 sq ft // 56.88 sq m
Ancillary storage 72 sq ft // 6.73 sq m
Single WC with wash hand basin

First Floor

2 x bedrooms, lounge, kitchen & bathroom

External

Single lock up garage

Tenancies

The property is let in its entirety by way of the following tenancy:

Tenant	A private individual
Term	25 years from 25 March 2013, thus expiring 24 March 2038
Rental Income	£15,000 per annum exclusive of all other outgoings
Type of Lease	Full repairing and insuring
Break Clause	None
Rent Review	Upon every 5th anniversary of the term, the next being 25 March 2028

Tenure

Freehold.

Price

£200,000

EPC Rating

288: B - 36 // 288C: D- 55

Legal Costs

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

VAT

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

Viewings

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



Grant Cormack

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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/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.