



Freehold Retail Investment For Sale

Ground Floor Retail Unit

- Two storey property
- First floor flat sold off by way of a long leasehold interest
- Attractive lot size

Currently not elected for VAT

369 CHARMINSTER ROAD
CHARMINSTER, BOURNEMOUTH
DORSET, BH8 9QS

SUMMARY

- 2 storey property
- Ground floor retail unit
- First floor flat sold off by way of a long leasehold interest
- Attractive lot size
- Located in a popular Bournemouth suburb
- Current rental income of £12,000 per annum exclusive
- Let until January 2036 with no tenant break clauses

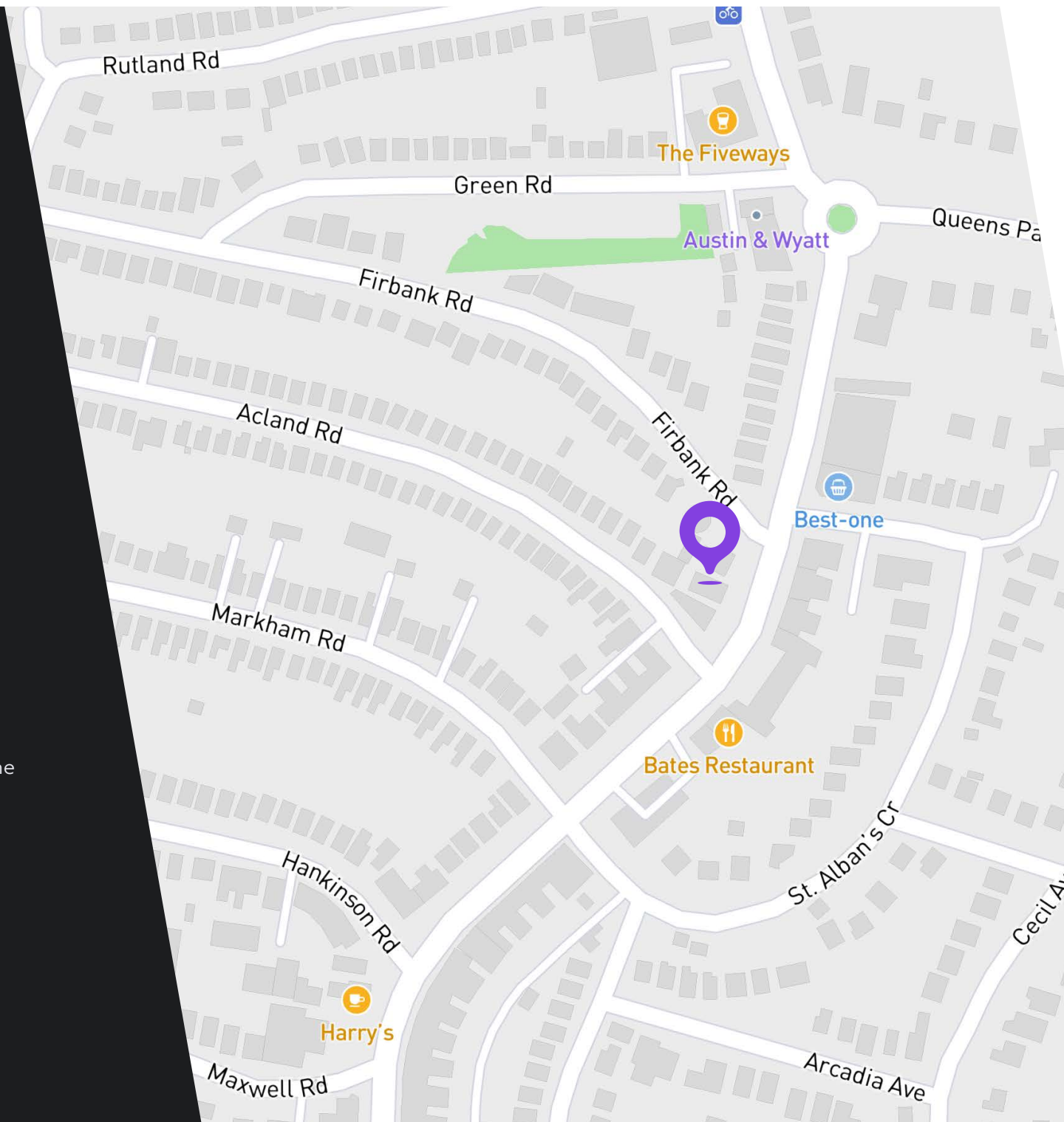
PRICE

£125,000

A purchase at this level reflects a net initial yield of **9.45%** after the deduction of purchaser's costs at **1.80%**.

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

Freehold with vacant possession.



LOCATION/SITUATION

The premises are located fronting Charminster Road between the junctions of Acland Road and Firbank Road. Charminster is a densely populated suburb of Bournemouth situated approximately 2 miles north of the town centre and is characterised by a number of local independent retailers, cafés, restaurants and hot food takeaways. Limited wait roadside parking is available to the front of the premises.

DESCRIPTION/ACCOMMODATION

The premises are arranged over 2 storeys. There is a ground floor retail unit and a first floor flat which is sold off by way of a long leasehold interest.

Ground floor retail unit

Net sales area 53 sq m // 573 sq ft

TENANCY

Ground floor retail unit

Tenant	Private individual
Term	From and including 01.04.2017 up to and including 31.01.2036
Rent	£12,000 per annum exclusive
Rent Reviews	01.02.2026 and 01.02.2031
Repairs	Effective FRI

First floor flat

Sold by way of a long leasehold interest.



TENURE

Freehold

PRICE/VAT

£125,000

A purchase at this level reflects a net initial yield of **9.43%** after the deduction of purchaser's costs at **1.80%**.

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

RENTAL INCOME

£12,000 per annum excl.

EPC RATING

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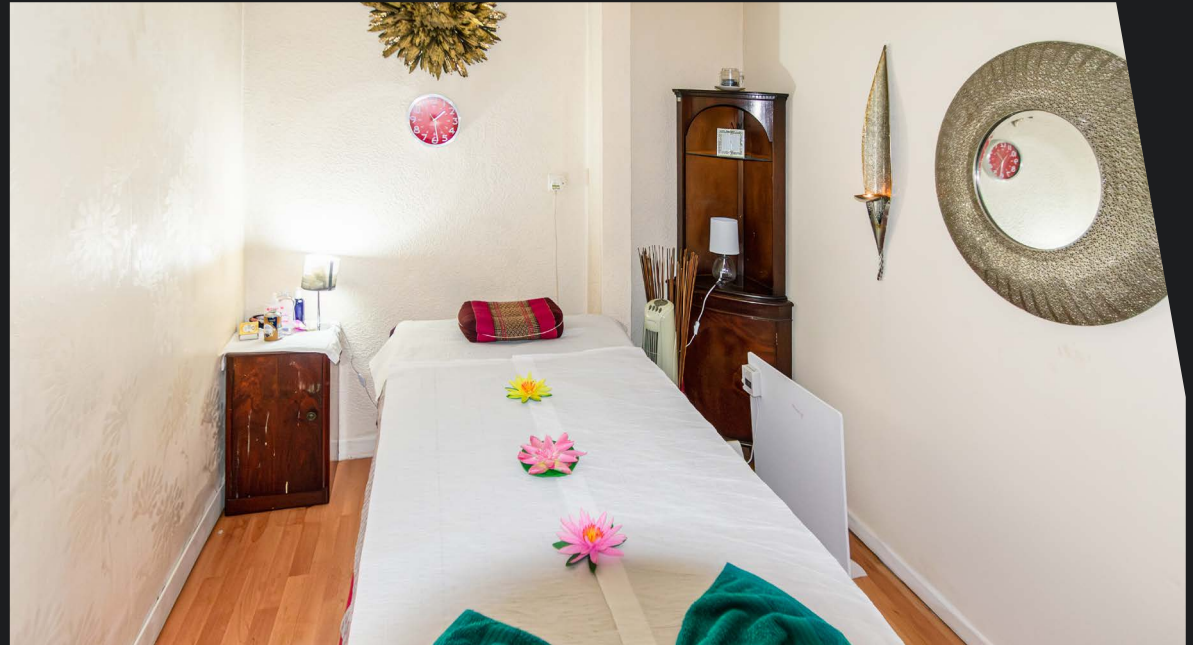
RATEABLE VALUE

£6,900 (from 01.04.23)

100% small business rates relief is available on all properties with a rateable value of £12,000 or less (subject to terms)

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.