



FOR SALE

THREE RETAIL AND RESIDENTIAL INVESTMENTS

SITUATED IN A VIBRANT AND
DENSLEY POPULATED SUBURB
OF BOURNEMOUTH

CURRENTLY NOT ELECTED FOR VAT

39, 64 & 303-307
CHARMINSTER ROAD
BOURNEMOUTH, DORSET

THREE **FULLY LET** FREEHOLD INVESTMENTS SITUATED ON CHARMINSTER ROAD, CHARMINSTER'S PRINCIPAL THOROUGHFARE

LOT 1 39 CHARMINSTER ROAD BOURNEMOUTH, DORSET BH8 8UE

- GROUND FLOOR RETAIL UNIT
- 2 BEDROOM FLAT
- CURRENT PASSING RENTAL: £21,750 PER ANNUM EXCLUSIVE
- **PRICE: £275,000**

LOT 2 64 CHARMINSTER ROAD BOURNEMOUTH, DORSET BH8 8UR

- GROUND FLOOR RETAIL UNIT/TAKEAWAY PLUS BASEMENT STORAGE
- CURRENT PASSING RENTAL: £9,000 PER ANNUM EXCLUSIVE
- **PRICE: £110,000**

LOT 3 303-307 CHARMINSTER ROAD BOURNEMOUTH, DORSET BH8 9QP

- GROUND FLOOR RETAIL UNIT
- 5 FLATS ABOVE SOLD OFF BY WAY OF LONG LEASEHOLD INTERESTS
- CURRENT PASSING RENTAL – £7,835 PER ANNUM EXCLUSIVE
- **PRICE: £100,000**

PROPOSALS ARE INVITED ON THE FOLLOWING BASIS:

- INDIVIDUAL LOTS
- MULTIPLE LOTS
- THE WHOLE PORTFOLIO



CHARMINSTER'S **WELL-ESTABLISHED** RESIDENTIAL CATCHMENT, **EXCELLENT LOCAL AMENITIES**, AND **STRONG TRANSPORT CONNECTIVITY** CONTINUE TO REINFORCE ITS ATTRACTIVENESS AS A **HIGHLY DESIRABLE LOCATION** FOR BOTH RESIDENTIAL OCCUPATION AND LONG-TERM PROPERTY INVESTMENT.



Situated approximately 1.5 miles north of Bournemouth town centre, Charminster is an established sought after suburb renowned for its strong residential appeal and excellent connectivity. Centred around the vibrant Charminster Road, the area provides an extensive range of retailers, independent businesses and leisure amenities, supporting a thriving local community.

Charminster is well positioned for access to Bournemouth town centre, the award winning coastline and Bournemouth railway station which provides services to London Waterloo. The area also benefits from regular bus services and convenient access to the A338 Wessex Way linking to the wider conurbation.





LOT 1

39 CHARMINSTER ROAD
BOURNEMOUTH, DORSET BH8 8UE

INVESTMENT SUMMARY

- GROUND FLOOR RETAIL UNIT
- 2 BEDROOM FLAT
- ENTIRE PROPERTY LET BY WAY OF A FRI LEASE TO LADBROKES BETTING & GAMING LTD EXPIRING 23 JUNE 2030
- CURRENT PASSING RENTAL: £21,750 PER ANNUM EXCLUSIVE

PRICE: £275,000

Which reflects a net initial yield of 7.68%, allowing for purchaser's costs of 2.98%

- CURRENTLY NOT ELECTED FOR VAT

ACCOMMODATION

Ground floor retail unit 74 sq m // 790 sq ft

First floor flat (maximum measurements)

Kitchen	2.94m x 3.4 m
Bathroom	1.6m x 2.4 m
Single WC	–
Bedroom 1	3.64m x 4.13m
Bedroom 2	2.72m x 3.34m
Living room	3.56m x 5m



TENANCY

The entire property is let by way of the following lease:

Tenant	Ladbrokes Betting & Gaming Ltd
Term	5 years expiring 23 June 2030
Type of Lease	Full repairing and insuring
Rent Review/ Break Option	None
Current Passing	£21,750 per annum exclusive of VAT
Security of Tenure	The lease includes the security of tenure provisions of the Landlord & Tenant Act 1954 (part 2) as amended

TENURE

Freehold.

EPC RATINGS

Ground floor retail unit	B – 36
First floor flat	C – 69

RATEABLE VALUES/COUNCIL TAX

Ground floor retail unit	£15,500 (from 1.4.26)
First floor flat	Band B

LOT 2 64 CHARMINSTER ROAD
BOURNEMOUTH, DORSET BH8 8UR

INVESTMENT SUMMARY

- GROUND FLOOR RETAIL UNIT/TAKEAWAY PLUS BASEMENT STORAGE
- LET BY WAY OF A FRI LEASE EXPIRING 24 MARCH 2038
- CURRENT PASSING RENTAL: £9,000 PER ANNUM EXCLUSIVE

PRICE: £110,000

Which reflects a net initial yield of 8.04%, allowing for purchaser's costs of 1.8%

- CURRENTLY NOT ELECTED FOR VAT

ACCOMMODATION

Ground floor retail unit 36 sq m // 384 sq ft
Basement 29 sq m // 314 sq ft

TENURE EPC RATING
Freehold. C – 58

RATEABLE VALUE
£7,600 (from 1.4.26)



TENANCY

The property is let by way of the following lease:

Tenant	Galaxy Foods (PVT) Ltd
Term	15 years expiring 24 March 2038
Type of Lease	Full repairing and insuring
Rent Reviews	Upwards only on 25 March 2026 (not actioned) and every 3 years thereafter
Tenant's option to break	25 March 2028 and 25 March 2033 subject to serving at least 6 months prior written notice
Current Passing Rental	£9,000 per annum exclusive
Security of Tenure	The lease includes the security of tenure provisions of the Landlord & Tenant Act 1954 (part 2) as amended
Rent Deposit	£8,800 (including VAT)



LOT 3 303-307 CHARMINSTER ROAD
BOURNEMOUTH, DORSET BH8 9QP

INVESTMENT SUMMARY

- GROUND FLOOR RETAIL UNIT LET TO A PRIVATE INDIVIDUAL HOLDING OVER, SUBJECT TO A RENTAL OF £7,250 PER ANNUM EXCLUSIVE
- 5 FLATS ABOVE SOLD OFF BY WAY OF LONG LEASEHOLD INTERESTS, ONE OF WHICH WITH APPROXIMATELY 43 YEARS REMAINING ON THE LEASE.
- TOTAL GROUND RENT: £585 PER ANNUM
- TOTAL CURRENT PASSING RENTAL: £7,835 PER ANNUM EXCLUSIVE

PRICE: £100,000

Which reflects a net initial yield of 7%, allowing for purchaser's costs of 1.8%

- CURRENTLY NOT ELECTED FOR VAT

ACCOMMODATION

Ground floor retail unit 40 sq m // 430 sq ft
(303-305 Charminster Road)

5 flats sold off by way of long leasehold interests
(307 Charminster Road) – Not inspected

TENURE

Freehold.

EPC RATING

Ground floor retail unit: B – 39

RATEABLE VALUE

Ground floor retail unit:
£8,200 (from 1.4.26)



TENANCIES

Ground floor retail unit: (303-305 Charminster Road):

Tenant	Private individual
Term	Currently holding over. Lease expired 29 November 2023
Type of Lease	Full repairing and insuring
Current Passing Rental	£7,250 per annum exclusive

5 flats sold off by way of long leasehold interests (307 Charminster Road):

FLAT 1

Lease Expiry: 31 December 2146
Ground Rent: £125 per annum

FLAT 3

Lease Expiry: 24 March 2171
Ground Rent: £200 per annum

FLAT 5

Lease Expiry: 2115
Ground Rent: £200 per annum

FLAT 2

Lease Expiry: 31 December 2145
Ground Rent: £50 per annum

FLAT 4

Lease Expiry: 23 June 2069
Ground Rent: £10 per annum

TOTAL CURRENT PASSING RENTAL:
£7,835 PER ANNUM EXCLUSIVE

FURTHER INFORMATION:

PROPOSALS

Proposals are invited on the following basis:

- Individual lots
- Multiple lots
- The whole portfolio

MARKETING INFORMATION

Copies of the leases are available and interested parties are advised to contact the agents.

LEGAL COSTS

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

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.

VIEWINGS

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



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JAMES EDWARDS

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IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchasers 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.