



Right Hand Building
Boundary Line Approximate

For Sale

CURRENTLY NOT ELECTED FOR VAT

Freehold Commercial & Residential Investment

Located In A Popular Suburb of Poole

248 Bournemouth Road, PARKSTONE, POOLE, DORSET BH14 9HZ



Investment Summary

Commercial Element

(Let to one tenant by way of 2 leases)

- Ground floor retail unit
- Lower ground floor storage
- Storage building and yard/parking
- Let until 12 February 2028

Current passing rental:
£21,400 per annum exclusive

Residential Element

First floor 2 bedroom apartment

- Let by way of a periodic tenancy

Current passing rental:
£9,600 per annum exclusive

Total current passing rental:
£31,000 per annum exclusive

Price: £395,000 (VAT NOT APPLICABLE)

A purchase at this level reflects a net initial yield of **7.54%**, allowing for typical purchaser's costs of **4.14%**.

[View Drone Video](#)



The premises occupy a **prominent position** on Bournemouth Road which is one of the **main thoroughfares** between Bournemouth and Poole town centres.

Approximate Distances (sourced from google maps)

- Poole town centre: 3.1 miles
- Bournemouth town centre: 2.3 miles
- John Lewis/Marks & Spencers roundabout: 0.3 miles

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Description/Floor Areas

The premises comprise the following:

248 Bournemouth Road

Ground floor retail unit	36 sq m // 388 sq ft
Lower ground floor storage	42 sq m // 457 sq ft
Rear store	62 sq m // 666 sq ft

Externally, there are 2 allocated car-parking spaces to the front premises and a yard/parking area to the rear.

248A Bournemouth Road 1st Floor 2 Bedroom Flat

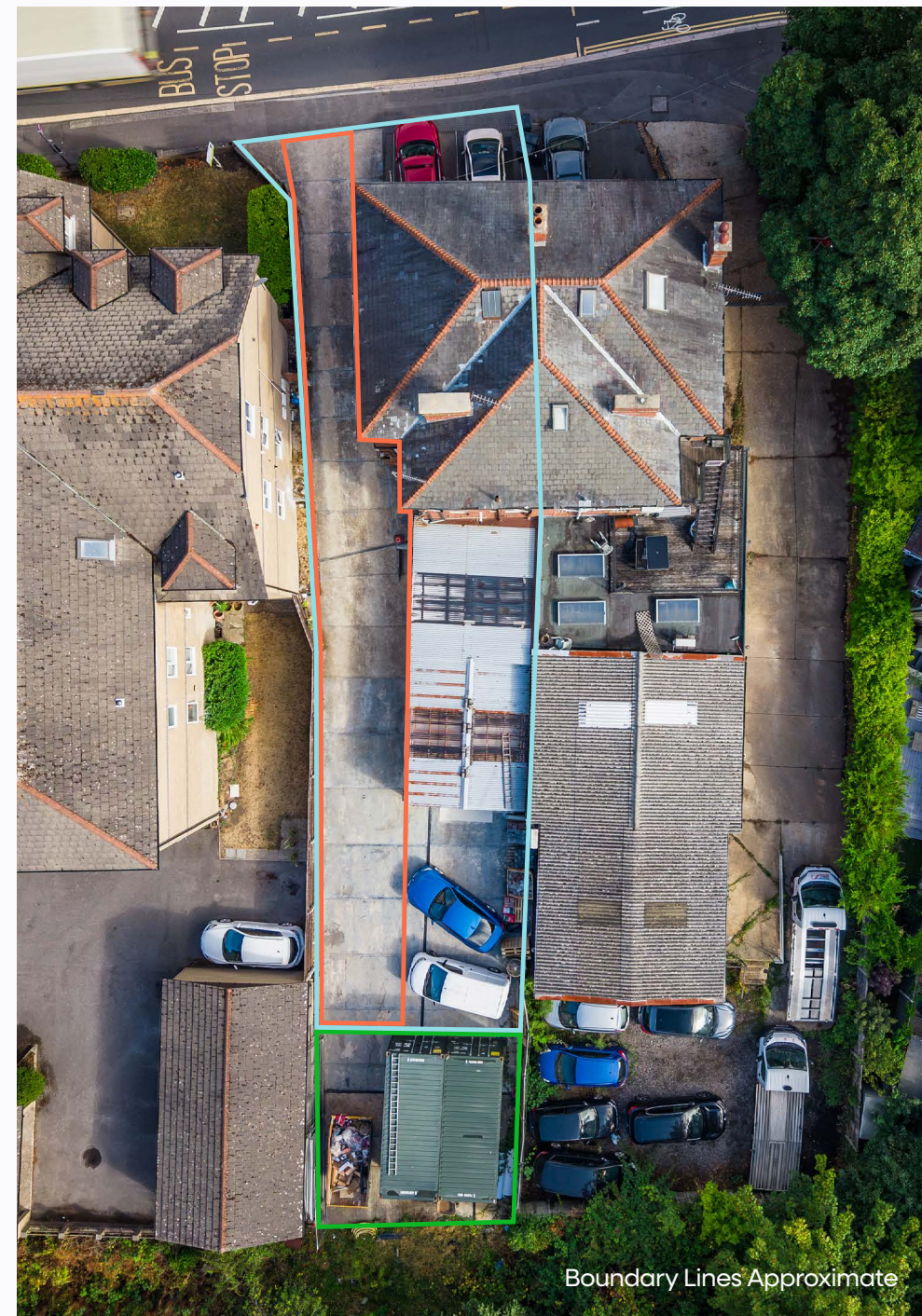
Bedroom 1	4.07m x 3.46m
Bedroom 2	3.02m x 4.46m
Kitchen	2.41m x 2.4m
Lounge	4.58m x 2.91m
Bathroom	1.79m x 1.87m

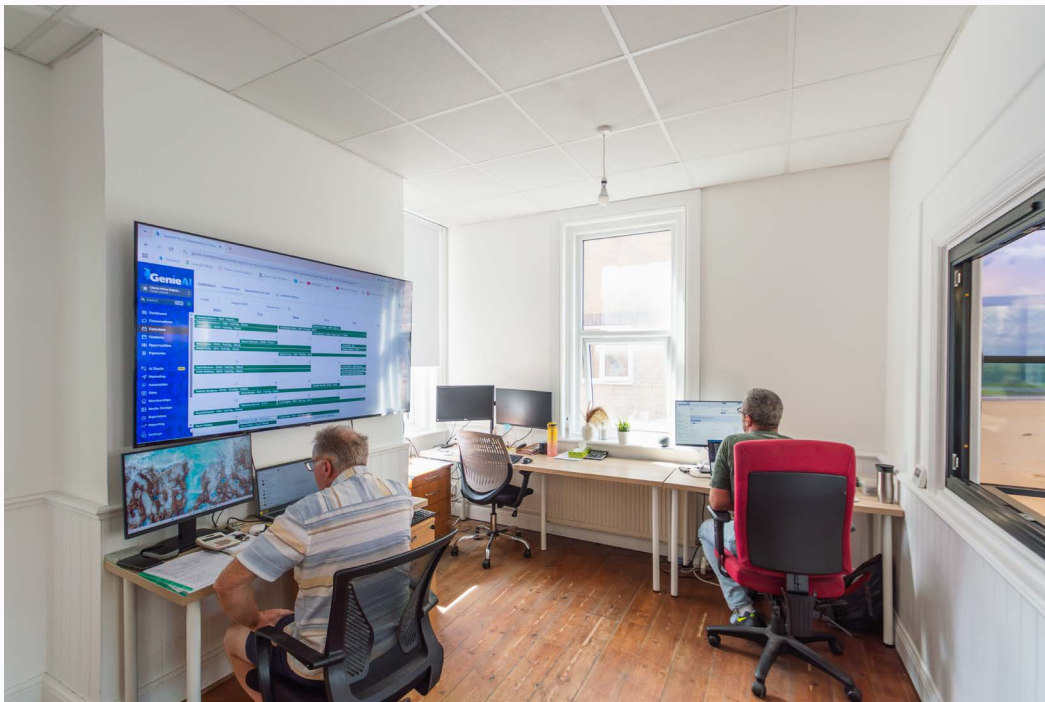
Maximum measurements of each room.

Tenure

Freehold.

The vendor will retain part of the yard area to the rear of the site (outlined approximately in **green** on the drone photograph), with access rights to this area (outlined approximately in **orange** on the drone photograph).





Tenancies

248 Bournemouth Road

Shop, Basement and 2 Car-parking Spaces at the Front

Tenant	Cherry Home Improvements Ltd
Term	From 12 February 2025 up to and including 12 February 2028
Rent Reviews/ Break Options	None
Current Passing Rental	£16,000 per annum exclusive
Security of Tenure	The lease excludes the security of tenure provisions of the Landlord & Tenant act 1954 (part 2) as amended
Building's Insurance/ Repairs	The tenant reimburses the landlord for a proportion of the cost of the building's insurance. The lease states that the tenant is liable to maintain the condition of the premises.

248 Bournemouth Road

Rear Unit and Yard Area

Term	From 25 January 2026 up to and including 12 February 2028
Rent Reviews/ Break Options	None
Current Passing Rental	£5,400 per annum exclusive
Security of Tenure	The lease excludes the security of tenure provisions of the Landlord & Tenant Act 1954 (part 2) as amended.
Building's Insurance/ Repairs	The tenant is liable to reimburse the landlord for a proportion of the cost of the insurance. The lease states that the tenant is liable to maintain the condition of the premises.

248a Bournemouth Road

First Floor Apartment

Originally let by way of a fixed term AST, which is now a periodic tenancy. The current passing rental is **£9,600 per annum** exclusive.



Price/VAT

£395,000 which reflects a net initial yield of **7.54%**, allowing for typical purchaser's costs of **4.14%**.

We have been advised by the vendor that the premises are currently not elected for VAT.

EPC Ratings

248A Bournemouth Road
248 Bournemouth Road

A new EPC has been commissioned.
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Viewings

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



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IDENTIFICATION

Under Anti-Money Laundering Regulations and Financial Sanctions, we are obliged to verify the identity of a proposed purchaser or tenant once a sale or 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 or 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.

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