



Southbourne Dry Cleaning

The Wedding Dress Specialists

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• Dry Cleaning • Silk Specialists • Repairs & Alterations • Curtains, Rugs & Duvets •



J.C. FRY &



P
8 am - 6 pm
2 hours
No return
within 1 hour

For Sale

Mid-terraced retail premises
with vacant possession

76.35 sq m // 822 sq ft

7 Carbery Row Southbourne, Bournemouth, Dorset, BH6 3QG

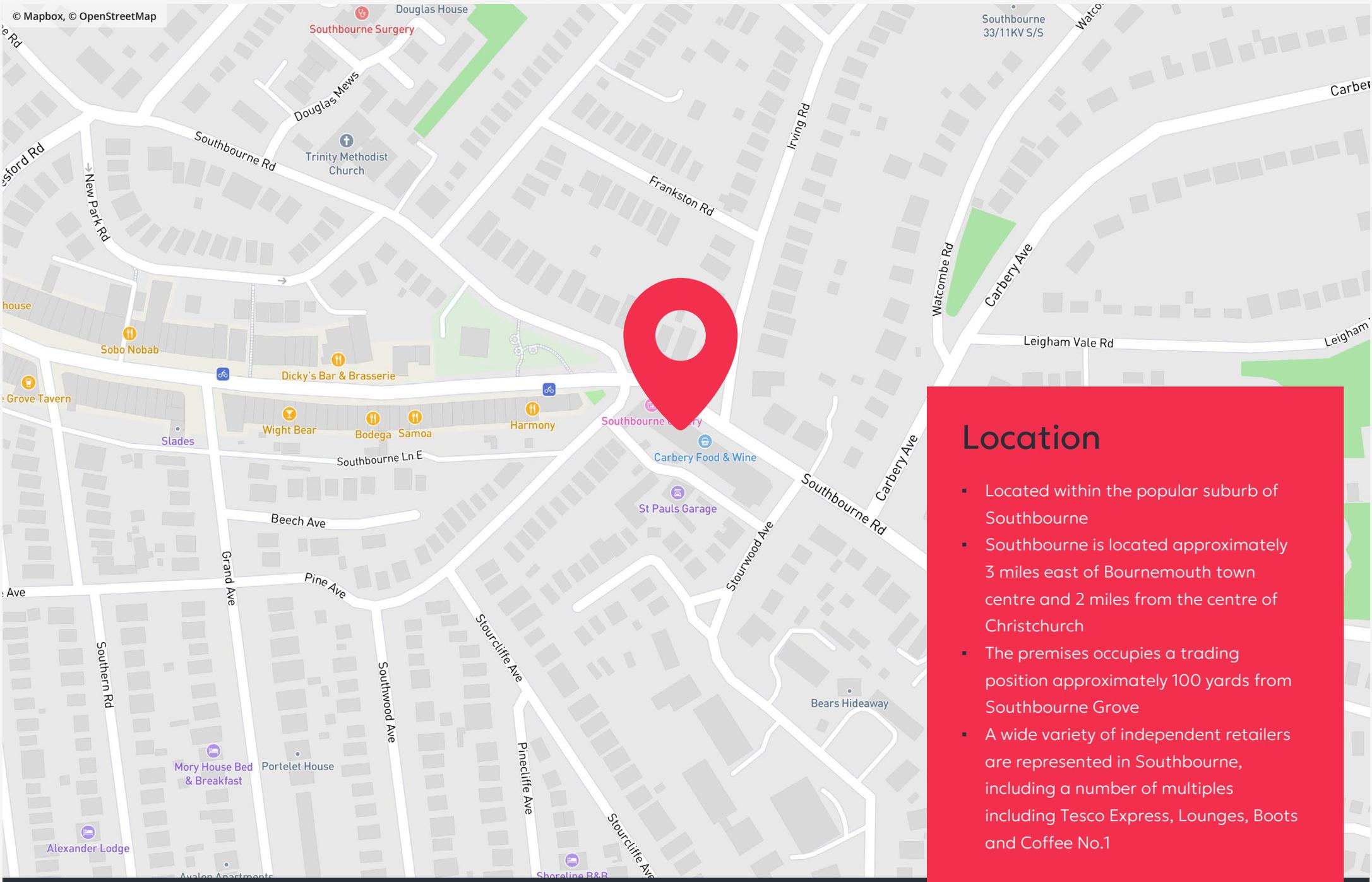


Summary

- Located in the sought after suburb of Southbourne
- Arranged over the ground floor and basement
- Of interest to owner occupiers and investors
- Limited wait roadside parking located to the front
- Suitable for a variety of uses within Use Class E

Quoting price: **£160,000**

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Location

- Located within the popular suburb of Southbourne
- Southbourne is located approximately 3 miles east of Bournemouth town centre and 2 miles from the centre of Christchurch
- The premises occupies a trading position approximately 100 yards from Southbourne Grove
- A wide variety of independent retailers are represented in Southbourne, including a number of multiples including Tesco Express, Lounges, Boots and Coffee No.1

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Description

- Arranged over the ground floor and basement
- Good sized sales area
- Kitchenette and WC located to the rear of the ground floor
- To be provided with vacant possession



Accommodation

Ground Floor Sales Area	57.29 sq m	616 sq ft
Ancillary Storage	13.38 sq m	144 sq ft
Kitchenette	5.68 sq m	61 sq ft
Basement (Not inspected)	-	-
Total net Internal Area Approx	76.35 sq m	822 sq ft



Tenure Price

Freehold.

£160,000

Rateable Value

£12,250 (1st April 2026)

Rate payable at 38.2p in the pound (Year commencing 1st April 2026)

EPC Rating

To be confirmed.

Legal Costs

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

VAT

Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.



Viewings

Please contact the sole agents, **Goadsby**, through whom all negotiations must be conducted.



Edd Watts	edd.watts@goadsby.com	07968 299408
Grant Cormack	grant.cormack@goadsby.com	07776 217453
Jake Walker	jake.walker@goadsby.com	07834 060918

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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