



For Sale Freehold Commercial And Residential Investment

Located In A Densely Populated Suburb Of Bournemouth **Currently Not Elected For VAT**

325-329 CHARMINSTER ROAD, BOURNEMOUTH, DORSET, BH8 9QP

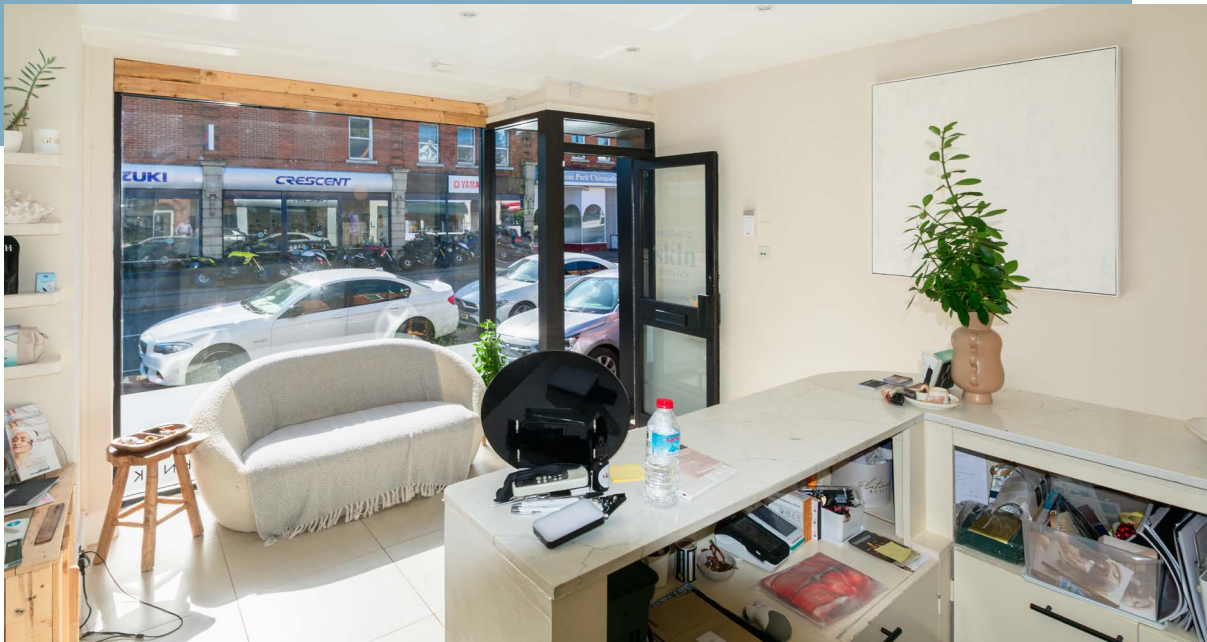
Summary

Commercial Element

- Ground floor retail unit and store
- Let to private individuals for 5 years from 28 February 2025, subject to a rental of £10,800 per annum exclusive

Residential Element

- 1 x 2 bedroom apartment currently let by way of a periodic tenancy, subject to a rental of £10,500 per annum exclusive
- 1 x 1 bedroom apartment currently let by way of a periodic tenancy, subject to a rental of £6,720 per annum exclusive



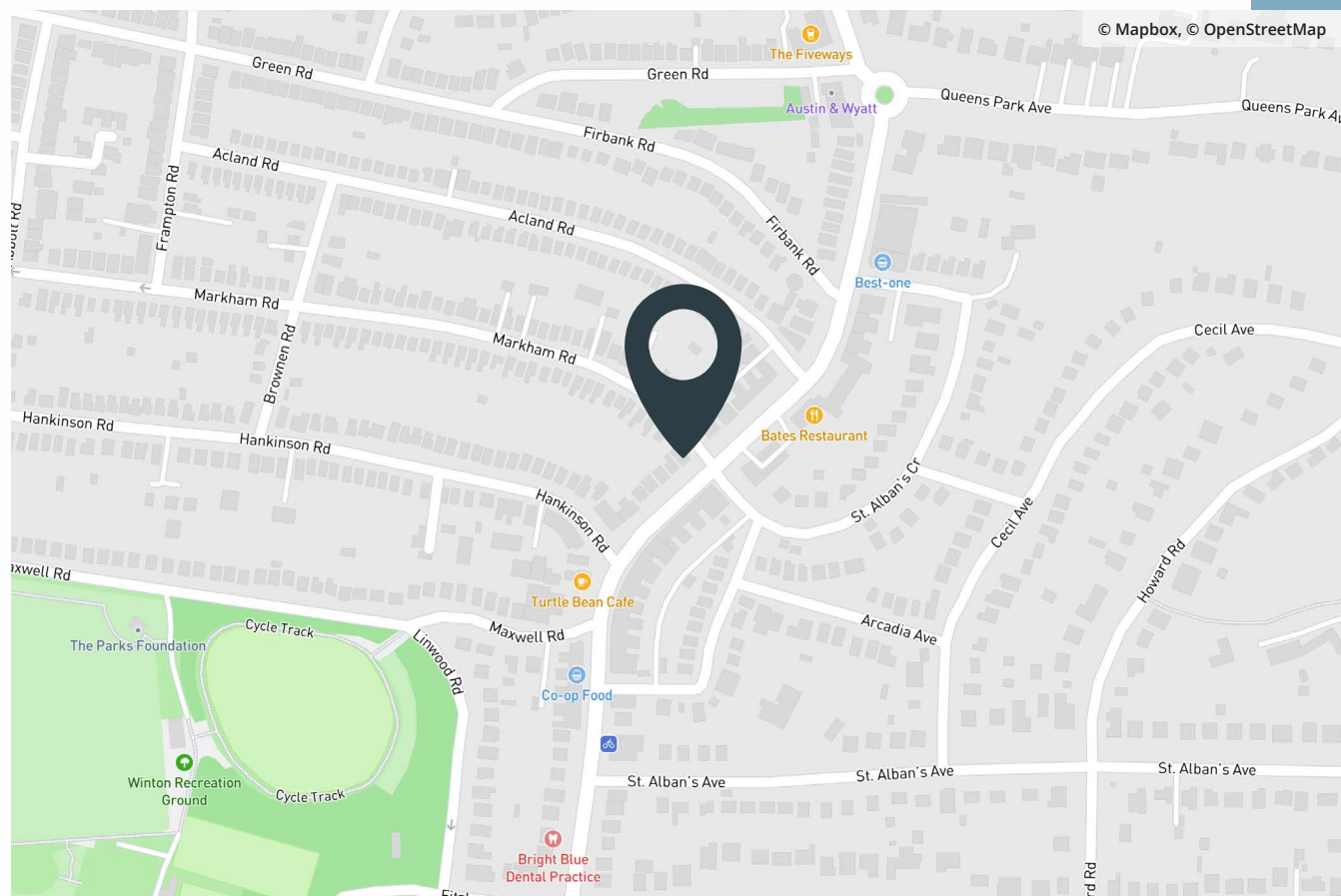
Total current passing rental:

£28,020 per annum excl.

Quoting Price:

£350,000

A purchase at this level reflects a net initial yield of **7.71%** allowing for purchasers costs of **3.8%**.



Location

The premises are located in Charminster on the corner of Charminster Road and Markham 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 and independent retailers and professional service providers. Limited wait roadside parking is available to the front of the premises.



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Description/Accommodation

This two storey building is arranged as follows:

327-329 Charminster Road (Ground Floor Shop & Store)

Shop - Approximate net sales area of:

39 sq m (421 sq ft)

Store - Approximate GEA of:

8 sq m (90 sq ft)

325 Charminster Road (First Floor Apartment)

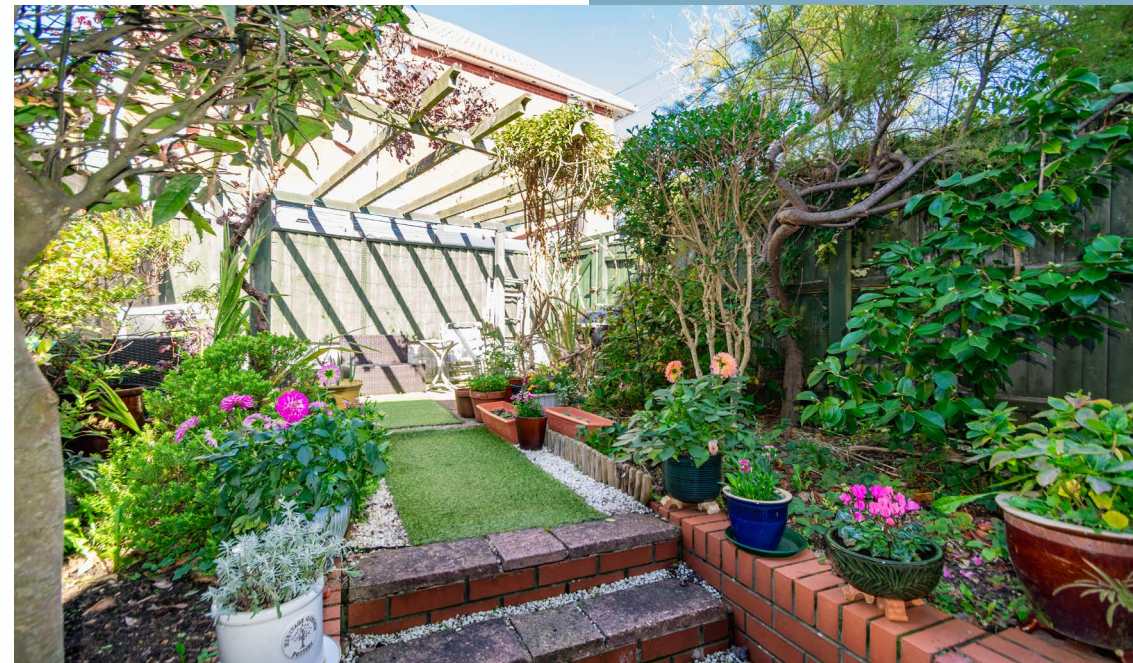
Living/dining room	3.66m x 5.85m
Bedroom 1	3.35m x 3.94m
Bedroom 2	3.02m x 3.66m
Kitchen	2.7m x 3.67m
Bathroom	2.11m x 1.58m

- Gas central heating
- UPVC double glazed throughout
- Balcony
- 1 car parking space

325a Charminster Road (Ground Floor Apartment)

Living	3.17m x 5.06m
Bedroom	2.4m x 3.15m
Kitchen	2.64m x 1.49m
Shower room	1.7m x 2.54m

- Gas central heating
- UPVC double glazed throughout
- Garden
- 1 car parking space



Tenancies

327-329 Charminster Road (Commercial Element)

Let to a private individual by way of a 5 year FRI lease from 28.2.25, subject to a rental of £10,800 per annum exclusive. The lease includes upward only, open market rent reviews on 28.11.26 and 28.11.28.

325 Charminster Road (First Floor Apartment)

Let by way of a periodic tenancy, subject to a rental of £10,500 per annum exclusive.

325a Charminster Road (Ground Floor Apartment)

Let by way of a periodic tenancy, subject to a rental of £6,720 per annum exclusive.

Total passing rental of all elements: £28,020 per annum exclusive

Tenure

We have been informed by our client that the premises are secured on a freehold basis.

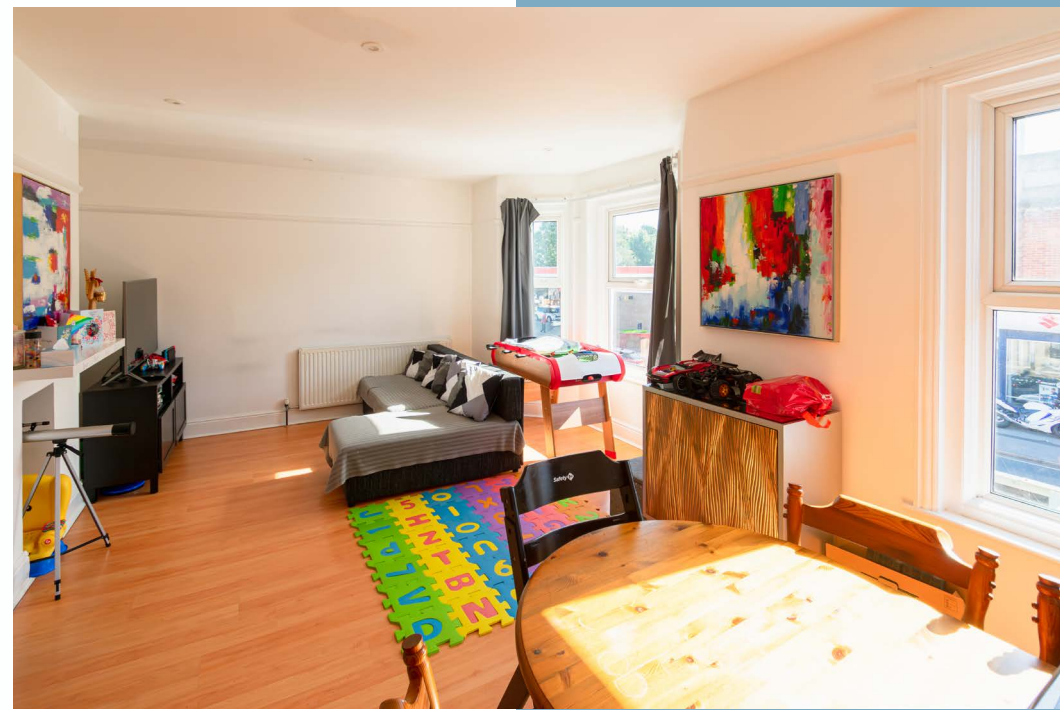
Price

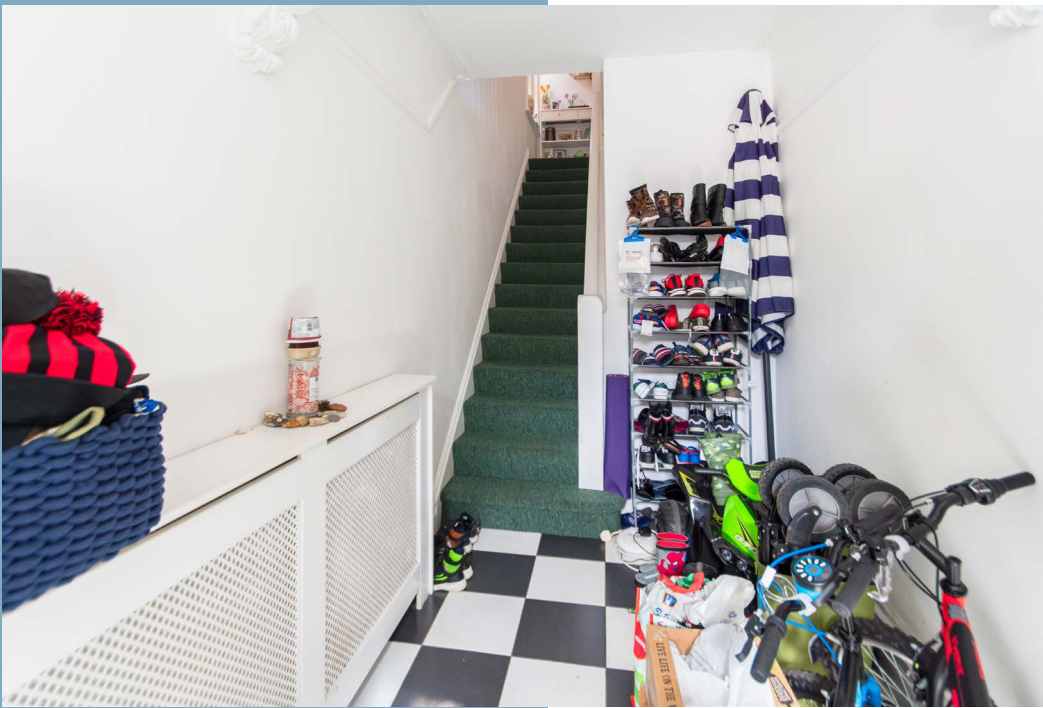
£350,000

A purchase at this level reflects a net initial yield of **7.22%**, allowing for purchaser's costs of **3.8%**.

VAT

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





EPC Ratings

Ground floor retail unit	C - 54
325 Charminster Road	D - 63
325A Charminster Road	D - 65

Rateable Values/Council Tax Bands

Ground floor retail unit	£5,800 (from 1.4.23)
325 Charminster Road	Band B
325A Charminster Road	Band A

Legal Costs

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

Viewings

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



James Edwards 07801 734797
james.edwards@goadsby.com
Grant Cormack 07776 217453
grant.cormack@goadsby.com

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.