



FOR SALE

Freehold Commercial & Residential Investment

Located In A Popular & Affluent Suburb of Poole

CURRENTLY NOT ELECTED FOR VAT

111/111A COMMERCIAL ROAD, LOWER PARKSTONE, POOLE, DORSET BH14 0JD

Investment Summary

COMMERCIAL ELEMENT

- Ground floor retail unit
- Rear courtyard
- Well presented throughout and fitted to a high standard
- Let until 30 June 2032

Current Passing Rent:

£22,000 per annum exclusive

RESIDENTIAL ELEMENT

- First floor two bedroom flat
- Let by way of a periodic tenancy

Current Passing Rent:

£14,400 per annum exclusive

Total current passing rental:

£36,400 per annum exclusive

PRICE

£450,000 (VAT not applicable)

A purchase at this level reflects a net initial yield of **7.74%** after the deduction of typical purchaser's costs of **4.47%**.





One of the most vibrant & desirable suburbs in the BCP conurbation

- Ashley Cross is situated in Lower Parkstone approximately 1.4 miles north-east of Poole Town Centre and 3.2 miles east of Bournemouth Town Centre.
- Ashley Cross is often referred to as a village due to its community feel and the area boasts a large selection of boutique shops, cafes, bars and restaurants as well as being home to other businesses including solicitors, estate agents and financial advisors.
- The world renowned Sandbanks is approximately 3.2 miles to the south and Branksome Chine beach is approximately 3.1 miles south-east.

>> LOCATION MAP

>> AERIAL VIEW

>> STREET VIEW

Description/Accommodation

The premises comprise the following:

111 COMMERCIAL ROAD
(RETAIL UNIT)

111A COMMERCIAL ROAD
(FIRST FLOOR 2 BED FLAT)

Tenure

Freehold.



Tenancies

111 COMMERCIAL ROAD (RETAIL UNIT)

Tenant	W.N Interiors Ltd
Guarantor	A private individual
Term	6 years from 1 July 2026 to 30 June 2032
Tenant Break Clause	30 June 2029, subject to providing 3 months prior written notice
Current Rent Passing	£22,000 per annum exclusive
Rent Reviews	Upward only, open market review on 30 June 2029
Security of Tenure	The lease includes the security of tenure provisions of the Landlord & Tenant Act 1954 (part 2) as amended

Buildings 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 under a full repairing and insuring basis.

111A COMMERCIAL ROAD (FIRST FLOOR FLAT)

This is let by way of a assured periodic tenancy at a rental of **£14,400 per annum** exclusive.

EPC Ratings

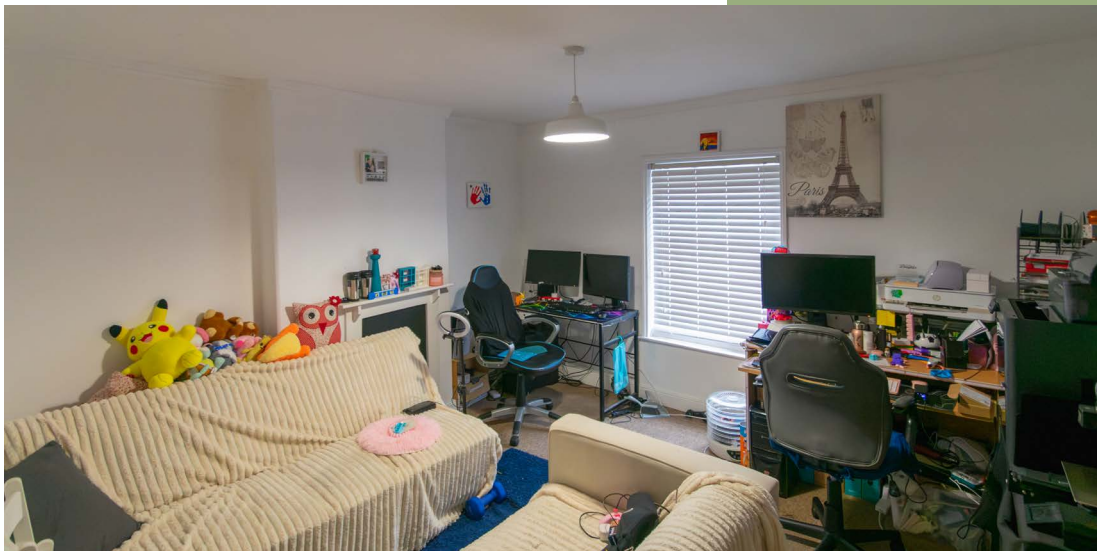
111 Commercial Road (Retail Unit)

C - 75

111a Commercial Road (First Floor Flat)

D - 58





Price

£450,000 (VAT not applicable)

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Legal Costs

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

VAT

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

Viewings

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



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

IDENTIFICATION

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.