For Sale

CURRENTLY NOT ELECTED FOR VAT

Freehold Commercial & Residential Investment

LOCATED IN A THRIVING BOURNEMOUTH SUBURB



14-15 CARBERY ROW, SOUTHBOURNE, BOURNEMOUTH, DORSET BH6 3QR





Investment Summary

COMMERCIAL ELEMENT

(Let to one tenant by way of two leases)

- Ground floor car showroom
- Rear workshop
- Both let until July 2041

Current passing rental:
£35,008 per annum exclusive

RESIDENTIAL ELEMENT

- 3 x large 2 bedroom flats
- All let by way of periodic tenancies

Current passing rental:
£39,420 per annum exclusive

Total current passing rental:
£74,428 per annum exclusive

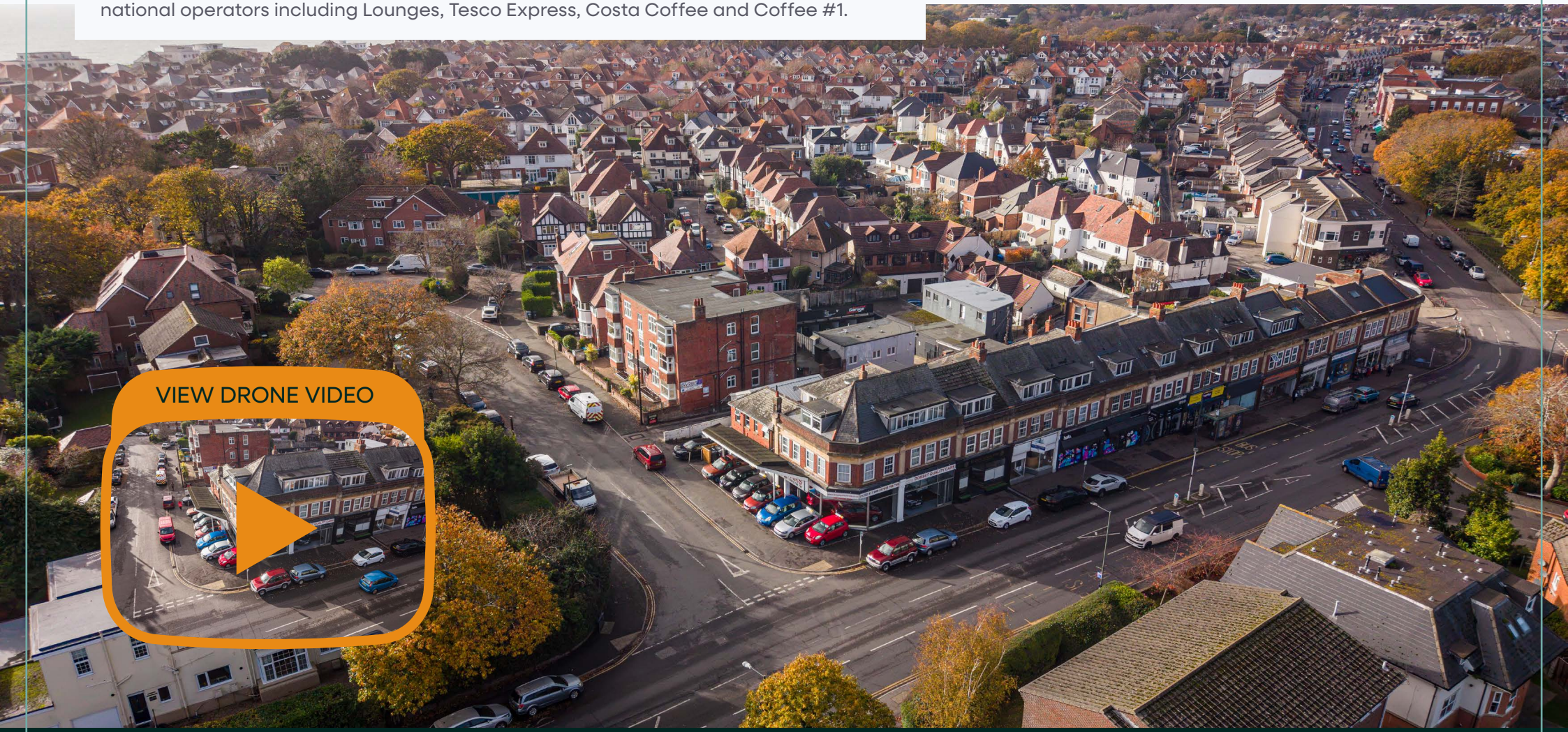
Price: £1,050,000
VAT NOT APPLICABLE

Location

The premises occupy a prominent position on Carbery Row, adjoining Southbourne Grove, which is one of the most thriving areas in the BCP conurbation.

Southbourne is a thriving and popular suburb in Bournemouth which is characterised by a mix of local independent retailers, coffee shops, restaurants, health and wellness providers and financial/professional service providers, together with a range of national operators including Lounges, Tesco Express, Costa Coffee and Coffee #1.

LOUNGERS
COSTA Coffee#1
TESCO Express



Description/Floor Areas

The premises the comprises following:

COMMERCIAL ELEMENTS

Car Showroom	2,004 sq ft	189.88 sq m
Basement	866 sq ft	80.45 sq m
Total net internal area approx.	**2,910 sq ft**	**270.33 sq m**

Additional outside car sales on the forecourt

Rear Car Repair/Workshop	560 sq ft	52.03 sq m



RESIDENTIAL ELEMENTS

Flat 14A – First floor 2 bedroom flat

Bedroom 1	4.11m x 2.28m
Bedroom 2	4.11m x 3.56m
Kitchen	4.96m x 2.21m
Lounge	5.89m x 5.66m
Bathroom (bath/WC/wash basin/shower)	1.89m x 4.09m

Flat 14B – Second floor 2 bedroom flat

Bedroom 1	2.97m x 4.83m
Bedroom 2	3.72m x 2.91m
Kitchen	3.48m x 3.30m
Lounge	3.73m x 5.86m
Bathroom (bath/WC/wash basin/shower)	2.66m x 3.03m
Storage cupboard	1.68m x 1.18m

Flat 14C – First floor 2 bedroom flat

Bedroom 1	3.75m x 4.57m
Bedroom 2	2.92m x 2.38m
Kitchen	3.30m x 4.12m
Lounge	4.85m x 3.81m
Bathroom (bath/WC/wash basin/shower)	2.15m x 3.07m

Maximum measurements of each room.









Tenancies/Tenure

COMMERCIAL ELEMENTS

Car Showroom

Tenant	2 x private individuals
Term	From 17 July 2026 up to and including 16 July 2041
Current Passing Rent	**£25,000 per annum exclusive**
Rent Reviews	17 July 2031 and every 5 years thereafter linked to RPI
Break Option	There are mutual break options upon the 5th and 10th anniversaries of the term (16 July 2031 and 16 July 2036)
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 50% of the cost of the building's insurance and relevant building wide maintenance and repairs. The tenant is solely responsible for the internal demise.
Rent Deposit	3 months

Rear Workshop

Tenant	2 x private individuals
Term	From 2 October 2026 up to and including 16 July 2041
Current Passing Rent	**£10,008 per annum exclusive, payable monthly in advance**
Rent Reviews	17 July 2031 and every 5 years thereafter linked to RPI
Break Option	There are mutual break options upon the 5th and 10th anniversaries of the term (16 July 2031 and 16 July 2036)
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 must keep the property in good repair as per the schedule of condition undertaken

RESIDENTIAL ELEMENTS

Flat 14A
Let on an original assured shorthold tenancy from August 2023 which is now an assured periodic tenancy.

The current rental is £13,140 per annum exclusive (£1,095 per month). There is a 1 month's rent deposit held.

Flat 14B
Let on an original assured shorthold tenancy from August 2023 which is now an assured periodic tenancy.

The current rental is £13,140 per annum exclusive (£1,095 per month). There is a 1 month's rent deposit held.

Flat 14C
Let on an original assured shorthold tenancy from August 2023 which is now an assured periodic tenancy.

The current rental is £13,140 per annum exclusive (£1,095 per month). There is a 1 month's rent deposit held.

Tenure

Freehold.









Further Information

Price

£1,050,000

VAT

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

EPC Ratings

Car showroom	C - 66
Rear workshop	E - 123
Flat 14A	D - 67
Flat 14B	D - 53
Flat 14C	D - 64

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.

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