

FOR SALE

INVESTMENT/OWNER OCCUPIER
OPPORTUNITY IN POPULAR
BOURNEMOUTH SUBURB



RETAIL

goadsby

128-130 SEABOURNE ROAD
SOUTHBORNE, BOURNEMOUTH, DORSET, BH5 2HZ

SUMMARY >

- LOCK UP SHOP PREMISES WITH EXCELLENT RETURN FRONTAGE
- SOUTHBOURNE IS A POPULAR AND BUSY SUBURB APPROX. 3 MILES EAST OF BOURNEMOUTH TOWN CENTRE
- ALLOCATED PARKING FOR APPROXIMATELY 3 VEHICLES
- OF INTEREST TO OWNER OCCUPIERS/INVESTORS
- OPPORTUNITY TO SPLIT INTO TWO LOCK UP UNITS
- VAT NOT APPLICABLE
- AVAILABLE WITH VACANT POSSESSION
- 999 YEAR LONG LEASEHOLD INTEREST FROM FEBRUARY 2012

QUOTING PRICE: £250,000



Location

The densely populated suburb of Southbourne is located approximately 3 miles east of Bournemouth Town Centre and 2 miles from Central Christchurch. The premises occupies an excellent corner trading position, approximately 150 metres from the principal shopping thoroughfare of Southbourne Grove, where a variety of independent retailers are represented alongside a number of multiples including **COSTA COFFEE**, **SAINSBURY'S**, **LUDO LOUNGE**, **BOOTS THE CHEMIST** and **BREWHOUSE & KITCHEN**.



Description

A prominent corner retail unit, benefitting from return frontage to both Seabourne Road and Southville Road. The ground floor is a good size throughout and could benefit from being split into two lock up units.

At ground floor level, there are male & female cloakrooms and a kitchenette. The basement which is a good size and arranged in to a number of rooms, is accessed via an internal staircase and externally via a hatch.

To the side of the property, fronting Southville Road, there is the potential for 3 allocated parking spaces.

Accommodation

	sq m	sq ft
Net sales area	97.88	1,053
Basement	59.32	638
2 x WCs with wash hand basins	-	-
Kitchenette	-	-



Terms

The premises are held under the residue of a 999 year lease granted 16 February 2012 at a peppercorn ground rent. The interest has the benefit of a share of the freehold.

Price

£250,000

Rateable Value

£15,500

Rates payable at 49.9p in the £ (year commencing 1st April 2025)

EPC Rating

B - 44

Legal Costs

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

VAT

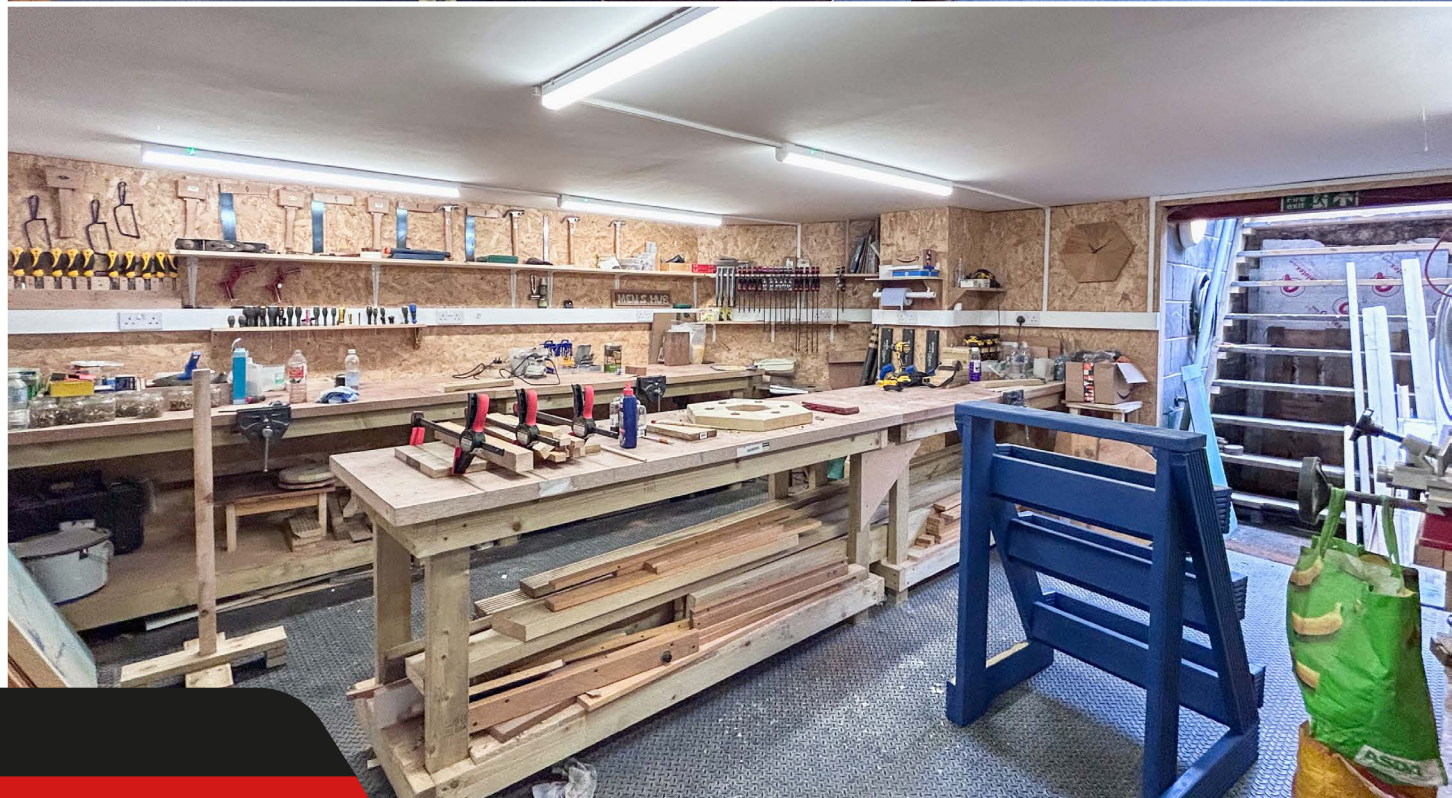
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Viewing

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



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

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.

FINANCIALS

Once a letting has been agreed, the landlord may request copies of the most recent accounts/bank statements for the proposed tenant as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction, nor does it guarantee acceptance by the landlord.

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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