



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

**1071 CHRISTCHURCH ROAD
BOSCOMBE EAST BOURNEMOUTH BH7 6BE**



Commercial Premises FOR SALE

- Currently let as a bar on a 5 year lease
- Rental income: £8,000 p.a.
- Busy location

**Investment For Sale
£100,000**

Arrange a viewing today

01202 551821

bhcommercial@ellis-partners.co.uk

SITUATION AND DESCRIPTION

The property is situated in the main parade of shops leading through from Pokesdown to the Iford Roundabout with its easy access to Bournemouth and Christchurch. This is a busy area with shops such as Sainsburys Local, The Post Office and many independent store.

ACCOMMODATION

Shop Width : 15'03" (4.675m)
Shop Depth : 23'05" (7.058m)
Sales Area : 386 sq.ft. (35.86 sq.m.) Approx.

RATEABLE VALUE - £5300

From 1st April 2017 premises with a rateable value below £12,000 will receive 100% small business rates relief (no rates payable).

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

TENURE

The shop is currently let on a 3 year lease from June 2019 at a rental £8,000 p.a.

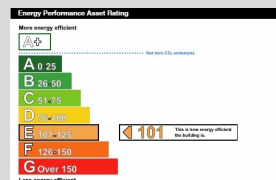
PRICE

£100,000 for the long leasehold

LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

EPC Rating E

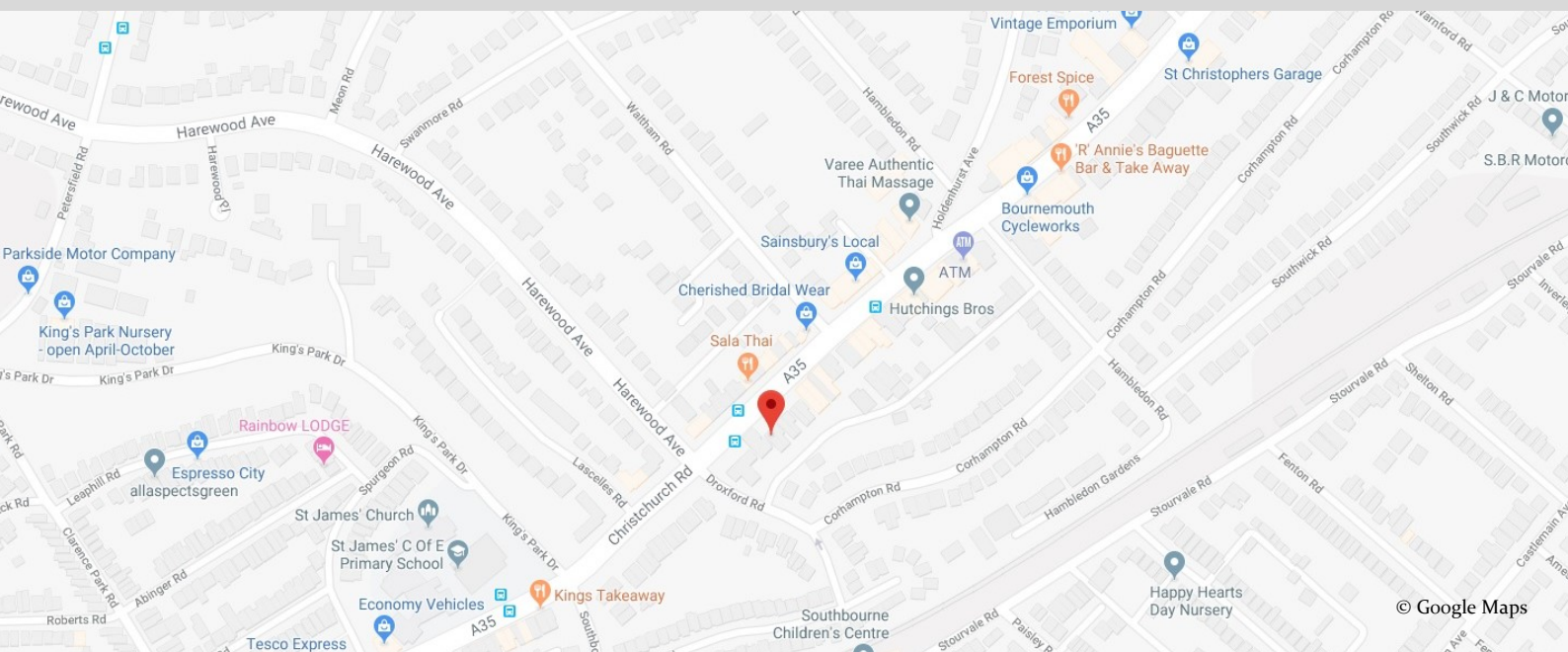


VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted.

Tel: 01202 551821

Website: www.ellis-partners.co.uk



MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, 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.

The Agents for themselves and for the Vendor of this property, whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or Vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representatives of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The Vendor does not make or give and neither the Agents nor any person in their employ has any authority to make or give, any representation or warranty whatsoever in relation to this property.