



LONG LEASEHOLD INVESTMENT FOR SALE

£165,000

📍 4 LANSDOWNE ROAD, BOURNEMOUTH, DORSET, BH1 1SD



KEY FEATURES

- Currently rented at £15,000 per annum for a term of 10 years
- Gross Floor Area: 938 sq.ft. (87.21 sq.m.) approx.
- Share of the freehold

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SITUATION & DESCRIPTION

The property is situated close to the Lansdowne roundabout in an established secondary trading area on the edge of the town centre that caters for the office workers from the central business district as well as the numerous students from the University and College.

The premises consist of a retail sales area and lower sales area and benefits from kitchenette and WC.

ACCOMMODATION

Shop Width:	18'04"	(5.6m)
Shop Depth:	23'3"	(7.1m) max.
Sales Area:	427 sq.ft.	(39.76 sq.m.) approx..
Rear Sales Area:	110 sq.ft.	(10.28 sq.m.) approx..
Basement (Gross Internal Area)	400 sq.ft.	(32.17 sq.m.)

Gross Floor Area:	938 sq.ft.	(87.21 sq.m.) approx..
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WC and Kitchenette

PLANNING

Class E Use

EPC RATING -

Rating B-45

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TENANCY

The premises are let to Fade Parturi Limited and Karzan Asaad Abdulmajeed on a 10 year lease expiring 10th September 2034 at a rental of £15,000 per annum. There is a rent review on 11th September 2029.

PRICE

The long leasehold will be available to purchase at £165,000 for the existing 999 year lease which started on 1st January 2021.

The purchaser will also acquire one sixth share in the freehold management company which owns and manages the building including five residential units over.

LEGAL FEES

Purchaser will be responsible for their own legal fees.

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MAP LOCATION

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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.

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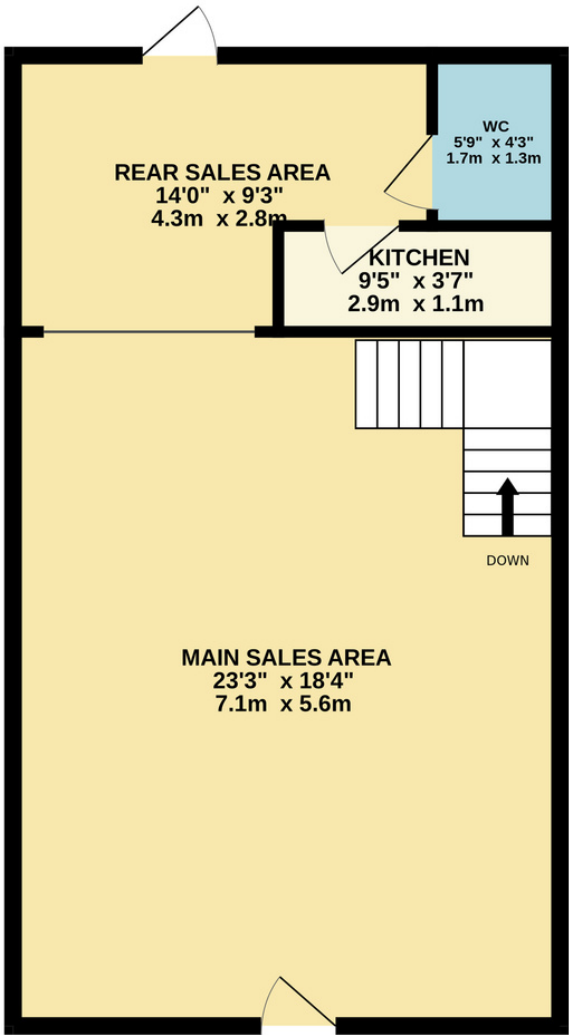
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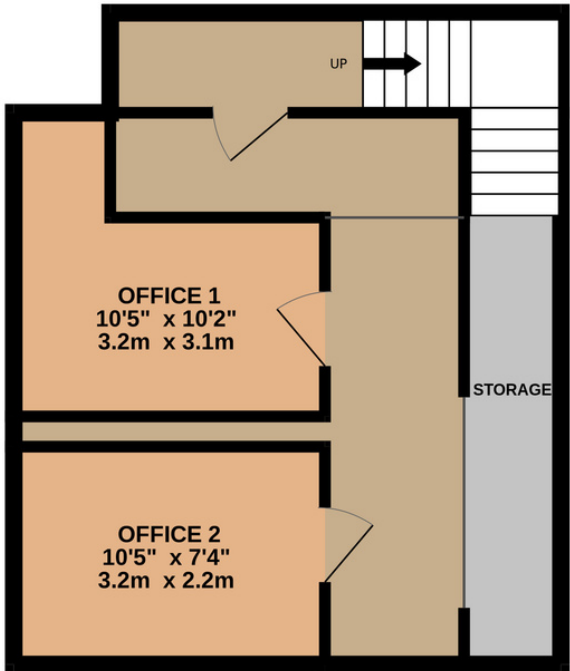
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TOTAL AREA
984 sq.ft. (91.4 sq.m.) approx.



Ground floor



Lower sales

TOTAL FLOOR AREA : 984 sq.ft. (91.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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