



# COMMERCIAL/RESIDENTIAL INVESTMENT FOR SALE / TO LET

**FREEHOLD FOR SALE AT £375,000**

**📍 39 LORNE PARK ROAD, BOURNEMOUTH BH1 1JL**



## KEY FEATURES

- Freehold sale / To Let
- 8 Flats
- Town Centre
- Excellent letting potential

**ARRANGE A VIEWING**

 [bhcommercial@ellis-partners.co.uk](mailto:bhcommercial@ellis-partners.co.uk)  01202 551821

## SITUATION & DESCRIPTION

Bournemouth is a popular and affluent coastal town with one of Europe's best beaches. Transport links to areas such as Southampton, London, and Exeter are frequent via Bournemouth train station. Bournemouth airport is a 10 minute drive away and there are ferries that run from Poole.

Bournemouth benefits from the university and local schools which bring extra tourism to the area.

Lorne Park Road is located just off the popular and busy Old Christchurch Road.

## ACCOMMODATION

Ground Floor Shop:  
Sold off on long leasehold.

Flat 1:  
258 sq.ft. (24 sq.m.)  
EPC rating—D

Flat 4:  
398 sq.ft. (37 sq.m.)  
EPC rating—C

Flat 2:  
365 sq.ft. (34 sq.m.)  
EPC rating—E

Flat 4a:  
151 sq.ft. (14 sq.m.)  
EPC rating—D

Flat 2a:  
183 sq.ft. (17 sq.m.)  
EPC rating—D

Flat 5:  
205 sq.ft (19 sq.m.)  
EPC rating—C

Flat 3:  
248 sq.ft. (23 sq.m.)  
EPC rating—C

Flat 5a:  
172 sq.ft. (16 sq.m.)  
EPC rating—D

**EPC RATING -**  
C-66

## ARRANGE A VIEWING

## PLANNING

Class C3 / Commercial Class E

## TENURE

Available for sale at £375,000 or to let at £57,500 per annum.

Ground Floor Shop sold off on a long leasehold.

Shop EPC rating—C

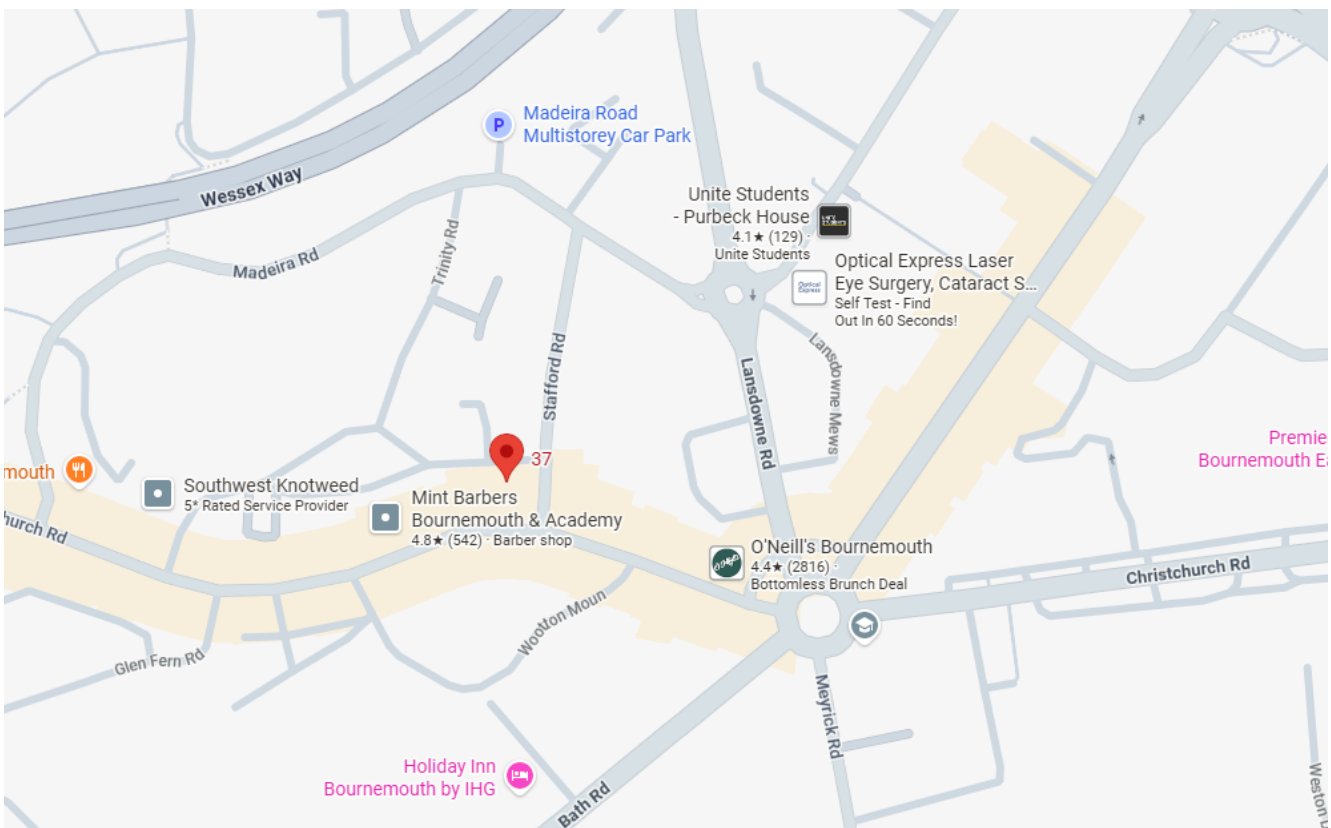
In addition, we are legally required to carry out anti-money laundering checks (AML) on the tenant, purchaser or director of a Limited company. There is an administration fee of £30.00 plus VAT for each AML check.

## LEGAL FEES

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

## MAP LOCATION

© Google Maps



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TOTAL FLOOR  
2054 sq.ft. (190.9 sq.m.) approx.



TOTAL FLOOR AREA : 2054 sq.ft. (190.9 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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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.

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