



INVESTMENT FOR SALE

LONG LEASEHOLD £119,950

 **455 CHRISTHURCH ROAD, BOSOCOMBE,
BOURNEMOUTH, BH1 4AD**



KEY FEATURES

- Commercial Split Level Shop Unit
- Prime corner location
- Currently let for £975 pcm

ARRANGE A VIEWING

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SITUATION & DESCRIPTION

Situated on Christchurch Road in Boscombe on a prime corner location, this split level unit comprises of ground floor shop area and basement

The property benefits from modern finishes throughout and comprises of 217 sq.ft of ground floor space and 413 sq.ft of below ground floor space. The property also benefits from a kitchenette and a WC.

ACCOMMODATION

Ground floor shop / office - 225 sq.ft (20.90 sq.m)

Basement offices - 421 sq.ft (39.11 sq.m)

EPC RATING - C

PLANNING

Class E Use

Former A1/ A2 Retail and Financial/Professional Services

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RATEABLE VALUE

The current rateable value as of the 1st of April 2026 is £6,500

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 premises are currently let until September 2027 at a rental of £975 per calendar month.

PRICE

£119,950 Long leasehold

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.d

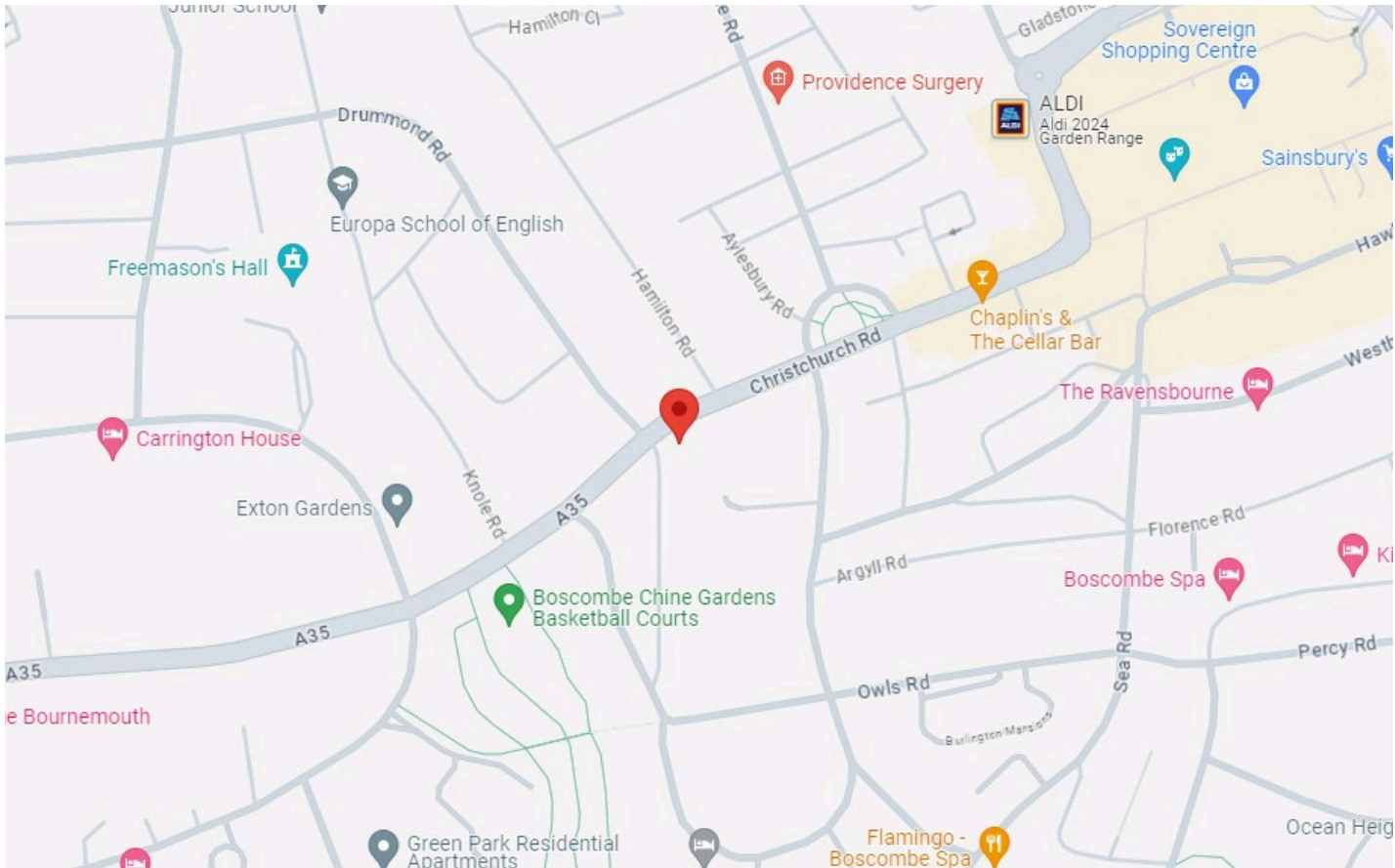
LEGAL FEES

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

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MAP LOCATION

© Google Maps



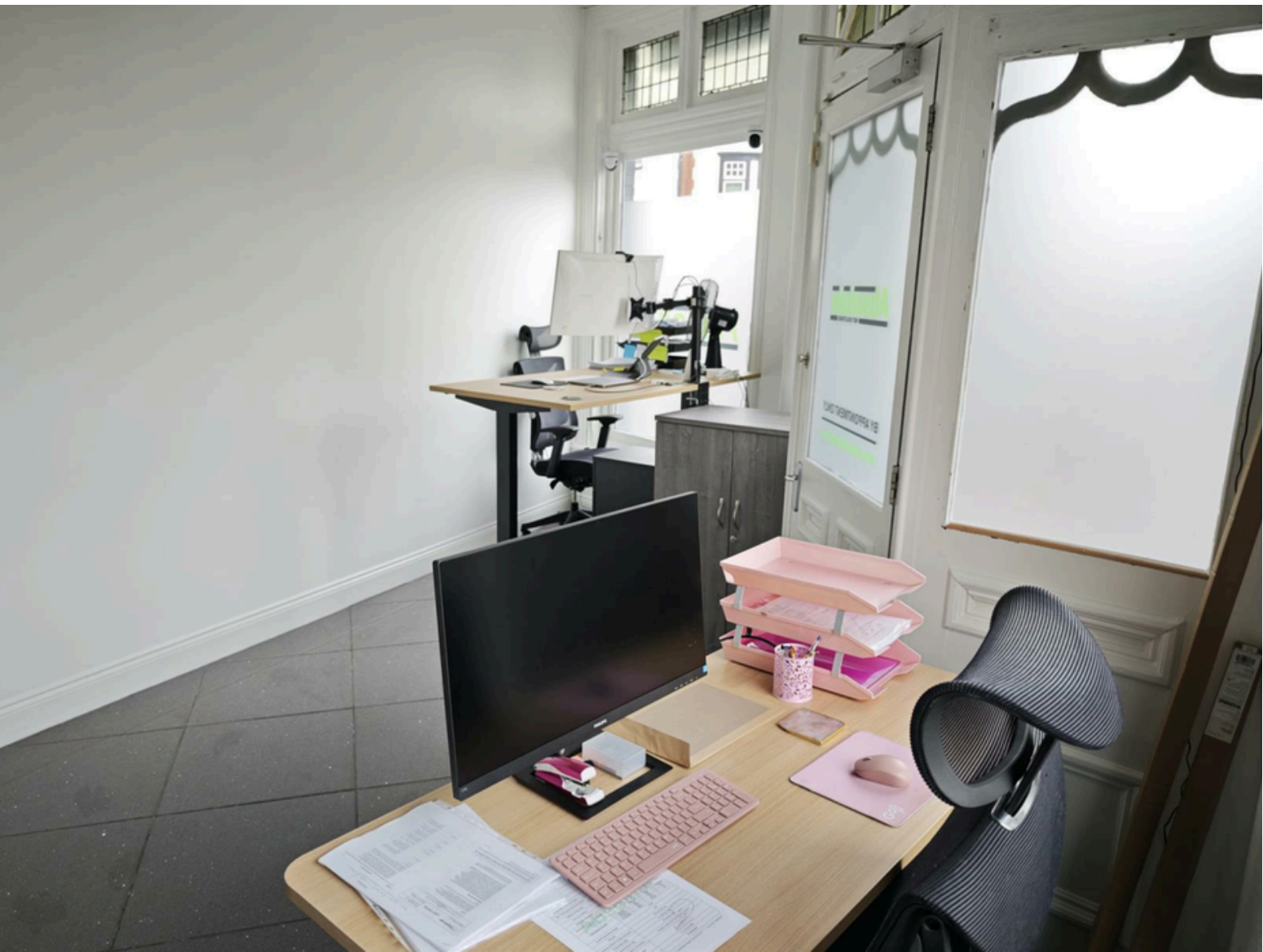
MONEY LAUNDERING REGULATIONS

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.

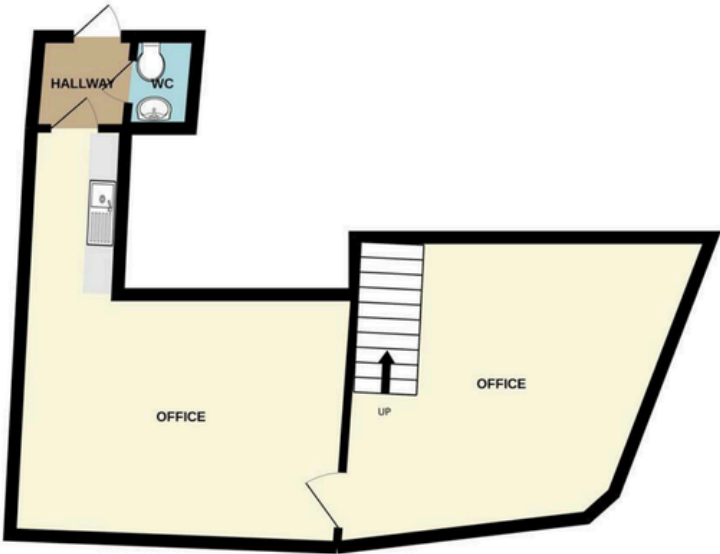
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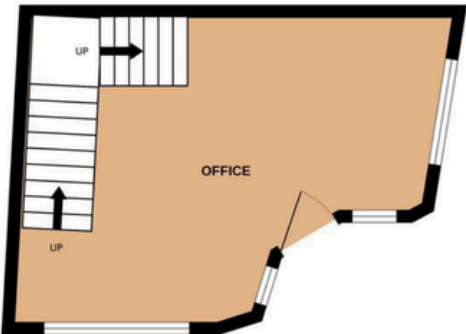




BASEMENT
414 sq.ft. (38.4 sq.m.) approx.



GROUND FLOOR
239 sq.ft. (22.2 sq.m.) approx.



TOTAL FLOOR AREA : 646sq.ft. (60.0 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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