NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

FOR SALE

Commercial Investment Property with vacant flat over

at

996-996a Wimborne Road
Moordown
Bournemouth
BH9 2DE

* Busy location on main arterial road
* Ground floor let to Betfred at a rent of £8,500 pa
* Vacant self-contained 2/3 bed flat over
* Ground floor shop of approx 852 sq ft
* Freehold for sale
* Price offers over £250,000

01202 556491
www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

LOCATION

The property is well located in an established parade on the western side of this busy main arterial road adjacent Redhill Crescent and Moordown Medical Centre, opposite the junction with Malvern Road and Alan Rice & Tapper Funeral Services and in the same parade as Bournemouth Kawasaki , only a short distance from the Co-op supermarket and Boots the Chemist.

There is some on-street car parking and a bus stop adjacent.

ACCOMMODATION

Ground floor

Shop

Total net floor area – 852 sq ft
AITZA – 513.5

First Floor

Self-contained flat with access off Wimborne Road comprising:

Kitchen

6'2" x 12' 9"
Fitted worktops, cupboards over and under, stainless steel single drainer sink unit, gas boiler heating.

Bathroom / WC

Dining Room / Bed 2
9' 7" x 11' 6"

Office / Bed 3
11' x 6'9"

Master Bedroom
11'4" x 13'6"

Lounge
15'1" x 14'4"

The flat benefits from:
* **full gas central heating**
* **UPVC double glazing throughout**
* **New roof 7/8 years ago**

LEASE

The ground floor shop only is let to Done Brothers (Cash Betting) Ltd trading as Betfred on a renewal lease from 1st May 2022 for a term of 3 years at a rent of £8,500 per annum exclusive.

The lease is drawn on internal repairing and insuring terms and the rent is paid monthly in advance.

PRICE

Offers invited over £250,000 freehold with the benefit of the ground floor occupational lease to Betfred and vacant possession of the flat over.

ENERGY PERFORMANCE CERTIFICATE

Assessment - Shop Band C Rating
Assessment - Flat Band D Rating

The full EPC and recommendations report are available on request.

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: Shop £7,200 (1st April 2023 to present)
Flat Band A

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Further information available from Sole Agents:-

NETTLESHIP SAWYER
01202 556491
NETTLESHIPSAWYER.CO.UK

Steve Chiari
01202 550245
stevec@nettsawyer.co.uk

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILILTIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.

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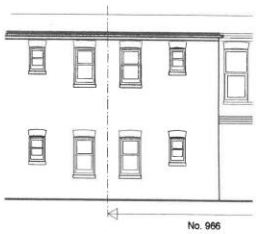
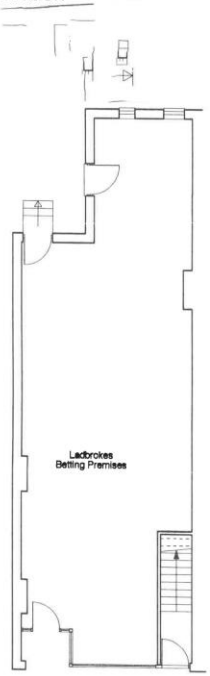
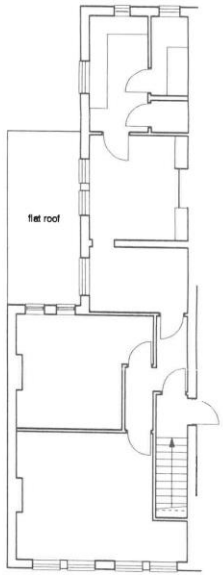
South East Elevation
Scale 1:100



North West Elevation
Scale 1:100



Existing Ground Floor Plan
(to remain as existing)
Scale 1:100



Existing First Floor Plan
Scale 1:100

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