



6370

COMMERCIAL INVESTMENT FOR SALE

**Two shops / 2 flats
Let on single lease**

AT

**349-351 Charminster Road
Charminster
Bournemouth
BH8 9QR**



CHARTERED SURVEYORS COMMERCIAL PROPERTY CONSULTANTS

Heliting House, 35 Richmond Hill, Bournemouth BH2 6HT. Fax: 01202 555408

Location

The property is located in Charminster, a popular suburb of Bournemouth approximately 2 miles north of the Town Centre and serving the densely populated immediate vicinity. Charminster Road is a main arterial road (B3063) and the properties are situated in a secondary location opposite the Esso filling station in a popular parade with a good mix of established local retail and office (A2) based businesses.

Charminster Road is a main bus route and the property benefits from on street car parking.

Description

The property forms part of a two storey terraced building arranged as retail on the ground floor with two self-contained two bed flats over.

Accommodation

349 Charminster Road

Shop

Gross Frontage	16' 4"
Net Retail Area	360 sq ft
Store	240 sq ft

Flat – self contained GIA – 720 sq ft

Comprising generously sized lounge, two bedrooms, kitchen and bathroom/WC.

351 Charminster Road

Shop

Gross Frontage	16' 4"
Net Retail Area	362 sq ft
Store	271 sq ft

Flat – self contained GIA – 720 sq ft

Comprising generously sized lounge, two bedrooms, kitchen and bathroom/WC.

Tenancy

The entire property is let on an over riding lease to LFB Meats on a 12 year lease from 28/07/2011 subject to a tenant only break clause in May 2019 upon 9 months prior notice at a current rent of £23,000 per annum exclusive, subject to final review in May 2018.

The tenant is responsible for interior, shop front, fascia doors and windows repairs and upkeep and redecoration of whole. Structural repairs including foundations, walls and roofs are excluded.

The lease is excluded from Section 24-28 of the Landlord and Tenant Act.

Price

£375,000 subject to and with the benefit of the existing lease.

Viewing strictly by appointment through Sole Agents.

Nettleship Sawyer
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IDENTIFICATION

Under Money Laundering Regulations we are obliged to verify the identity of a purchaser prior to instructing solicitors. This is to help control fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

EPC Certificate

Commercial property offered for sale or rent requires an Energy Performance Certificate.

The certificate is intended to inform potential buyers or tenants about the energy efficiency and rating of a building.

The full Energy Performance Certificate and recommendations report are available on request.

