



6356

**FOR SALE**

**BOURNEMOUTH TOWN CENTRE  
RETAIL INVESTMENT**

**AT**

**6 ALBERT ROAD  
BOURNEMOUTH  
BH1 1BZ**



CHARTERED SURVEYORS    COMMERCIAL PROPERTY CONSULTANTS

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

## Location

Albert Road is a link between the major shopping street of lower Old Christchurch Road to Richmond Hill to the east of Bournemouth Square.

The property is located at the lower Old Christchurch Road end being within a few yards of the prime pedestrian precinct and High Street 'names' Lloyds Bank, Monsoon, Yo Sushi, Ernest Jones and Beales and Dingles Department stores.

## Accommodation

Comprises a well presented shop offering good retail space over ground and lower ground floor levels, linked by a feature staircase.

### Shop

Internal Width	15 ft max 13 ft min
Internal Depth	45 ft 10" area
Ground Floor Sale	550 sq ft
Basement Sales	506 sq ft

### Upper Floors

There are three self contained flats over sold off on ground leases.

### Leases

The shop and basement are let on a 5 year full repairing and insuring lease from March 2016 to Richmond Classics Ltd at a current rent of £15,000 per annum rising to £16,000 in March 2019.

The flats are as follows:-

- Flat 1 189 years from February 1999 at a Peppercorn Rent
- Flat 2 99 years from October 1998 at £125 per annum
- Flat 3 189 years from September 1998 at a Peppercorn Rent

Total rents received £15,125 per annum

### Price

**£180,000** for the freehold interest, shows a net yield of 8.32%

## **Viewing**

Strictly by appointment with Agents:

**Nettleship Sawyer**  
**FAO Stephen Chiari**  
**e-mail: [stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk)**  
**Tel: 01202 556491**

## **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.

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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.

