



3970

FOR SALE VIRTUAL FREEHOLD

**HIGHLY PROMINENT
CORNER SHOP LOCATION
637 SQ FT (59.2 m²)**

AT

**281-283 HOLDENHURST ROAD
BOURNEMOUTH
BH8 8BZ**



CHARTERED SURVEYORS COMMERCIAL PROPERTY CONSULTANTS

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www.nettleshipsawyer.co.uk

Location

The shop occupies a highly prominent corner position at the junction with Malmesbury Park Road on this busy established main thoroughfare close to a number of well established businesses including Aldi, Tesco Express and National Tyres.

Accommodation

<u>Shop</u>	Internal Width ~	37' 6" (11.4 m ²)
	Depth ~	17' (5.2 m ²)
	Net Retail Area ~	637 sq ft (59.2 m ²)

Tenure

Long Leasehold by way of a new 114 year lease at a ground rent of £250 per annum.

The shop is now let on a periodic tenancy at £750 pcm (£9,000 per annum exclusive)

Price

£99,950

Services

We recommend all prospective occupiers should make their own enquiries as to the availability and capacity of the various utility services.

Rates

The District Valuer's website provides the following information:-

Rateable Value - £8,000 (1 April 2017)

Source: www.voa.gov.uk

Small Business Rate Relief may apply.

Viewing

Strictly by appointment through the vendors agents:

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Nettleship Sawyer
Tel: 01202 556491

e-mail: stevec@nettsawyer.co.uk

FAO: Joe Lee
Nettleship Sawyer
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IDENTIFICATION

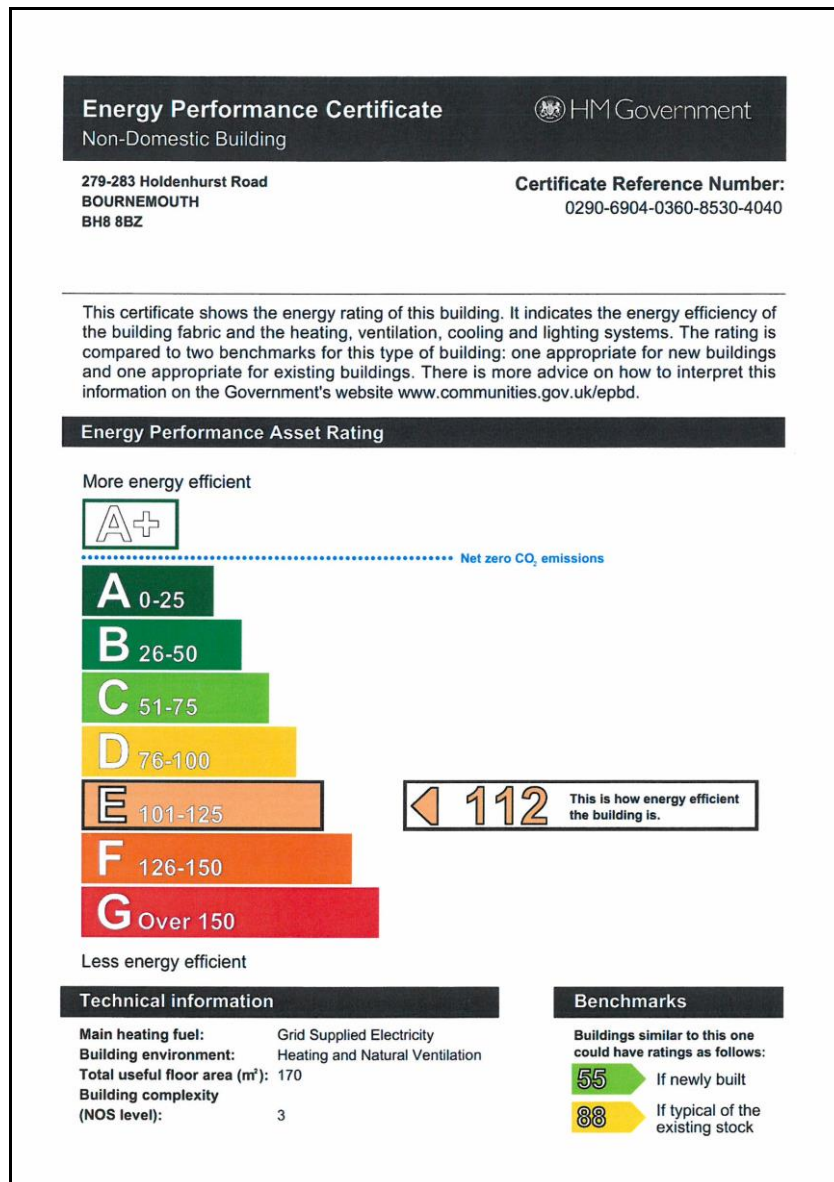
Under Money Laundering Regulations we are obliged to verify the identity of a purchaser prior to instructing solicitors. This is to help control fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

Energy Performance 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.



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