

## FOR SALE VIRTUAL FREEHOLD

# HIGHLY PROMINENT CORNER SHOP LOCATION 637 SQ FT (59.2 m<sup>2</sup>)

AT

## 281-283 HOLDENHURST ROAD BOURNEMOUTH BH8 8BZ



CHARTERED SURVEYORS COMMERCIAL PROPERTY CONSULTANTS Heliting House, 35 Richmond Hill, Bournemouth BH2 6HT. Fax: 01202 555408

www.nettleshipsawyer.co.uk

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### 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 m²)
	Depth ~	17' (5.2 m²)
	Net Retail Area ~	637 sq ft (59.2 m²)

#### <u>Tenure</u>

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

#### <u>Services</u>

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

#### <u>Rates</u>

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:

FAO: Stephen Chiari Nettleship Sawyer Tel: 01202 556491 e-mail: <u>stevec@nettsawyer.co.uk</u> FAO: Joe Lee Nettleship Sawyer Tel: 01202 556491 e-mail: joe@nettsawyer.co.uk

#### **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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### 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.

Non-Domestic Building 279-283 Holdenhurst Road	Certificate Reference Number
BOURNEMOUTH BH8 8BZ	0290-6904-0360-8530-404
This certificate shows the energy rating of this buildin the building fabric and the heating, ventilation, coolir compared to two benchmarks for this type of buildin and one appropriate for existing buildings. There is information on the Government's website www.comm	ng and lighting systems. The rating is ng: one appropriate for new buildings more advice on how to interpret this
Energy Performance Asset Rating	
More energy efficient	
A 0-25	zero CO <sub>2</sub> emissions
<b>B</b> <sub>26-50</sub>	
C 51-75	
D 76-100	
E 101-125	12 This is how energy efficient the building is.
<b>F</b> 126-150	
<b>G</b> Over 150	
Less energy efficient	
Technical information	Benchmarks
Main heating fuel: Grid Supplied Electricity Building environment: Heating and Natural Ventilation	Buildings similar to this one could have ratings as follows:
Total useful floor area (m <sup>2</sup> ): 170	55 If newly built

Property Misdescription Act and Misrepresentation Act: These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. Nettleship Sawyer cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and the prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. No employee of Nettleship Sawyer has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property. Rents or prices quoted in these particulars may in addition be subject to VAT. Nettleship Sawyer will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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