

# FOR SALE

## Bournemouth Town Centre Retail Investment

at

91 Old Christchurch Road  
Bournemouth  
Dorset  
BH1 1EP

**Sales Area 934 sq ft 87 sq m**

**Basement 492 sq ft 46 sq m**

**PRICE £540,000**



## LOCATION

The property occupies a near prime trading location nestling amongst numerous other multiple retailers, independents and professional service providers including Lidl, Solutions Inc, Wilko, Cornish Bakehouse, Barclays Bank and Greggs.

There is a 950 space NCP car park adjacent in Richmond Gardens shopping Centre.

Bournemouth is the main commercial centre of Dorset and one of the UK's premier seaside resorts.

It forms part of the Bournemouth/Poole/Christchurch conurbation with a combined population nearing 400,000.

In addition the Town attracts approx. 3.8 million day visitors every year.

## ACCOMMODATION

Sales Area 934 sq ft

Basement 493 sq ft

## INVESTMENT SUMMARY

### Lease

Let to Mascolo Ltd trading as Toni & Guy on a 10 year full repairing and insuring lease from June 2011 at a rent of £47,500 per annum exclusive

*NB. The tenants have occupied the shop for over 20 years*

## PRICE

**£540,000**

Reflects an 8.4% yield (after purchase costs)

VAT – We have been informed by our client that the property is not elected for VAT.

## TENURE

The property is offered by way of a new 999 year lease at a peppercorn rent.

## ENERGY PERFORMANCE CERTIFICATE

Assessment - Band D (87)

The full EPC and recommendations report are available on request.

## 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

Strictly by appointment through Agent:-

**Contact – Stephen Chiari**

[stevec@nettsawyer.co.uk](mailto:stevec@nettsawyer.co.uk) / 01202 550245

