



6371

LOCK UP RETAIL INVESTMENT FOR SALE – CORNER LOCATION

at

792 WIMBORNE ROAD
MOORDOWN
BOURNEMOUTH
BH9 2DX



CHARTERED SURVEYORS COMMERCIAL PROPERTY CONSULTANTS

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

Location

The property occupies a prominent corner location at the junction with Oswald Road on this busy main arterial road some 3 miles to the north of Bournemouth Town Centre.

There is a good mix of other retailers and professional office occupiers within the immediate vicinity and the premises service the densely population areas of Moordown, Winton and Ensbury Park.

Wimborne Road is a bus route and there is some on street car parking adjacent.

Accommodation

Café

Net floor area – 565 sq ft

Car parking - for two vehicles on Oswald Road frontage.

Lease

The ground floor is let to Wagdi Aziz Zaki trading as Fresh Edge Café on an existing 15 year lease expiring in July 2025 at a current rent of £8,000 per annum exclusive subject to final review in 2022.

The lease is drawn on full repairing and insuring terms and there is a 6 months rent deposit as Security.

Price

£99,950 for the Freehold Interest subject to and with the benefit of the existing occupational lease.

Viewing

Strictly by appointment through the sole agents:

Nettleship Sawyer
FAO: Stephen Chiari
E-mail: stevec@nettsawyer.co.uk
Tel: 01202 556491

IDENTIFICATION

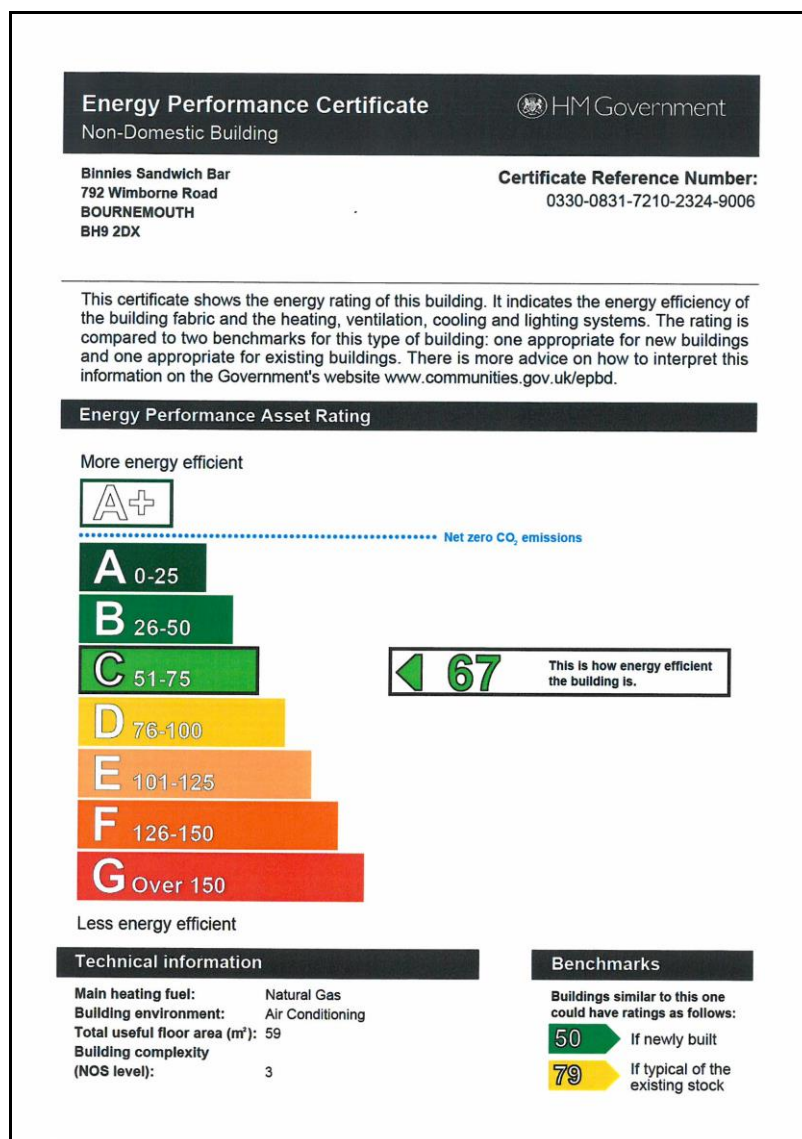
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EPC Certificate

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.



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