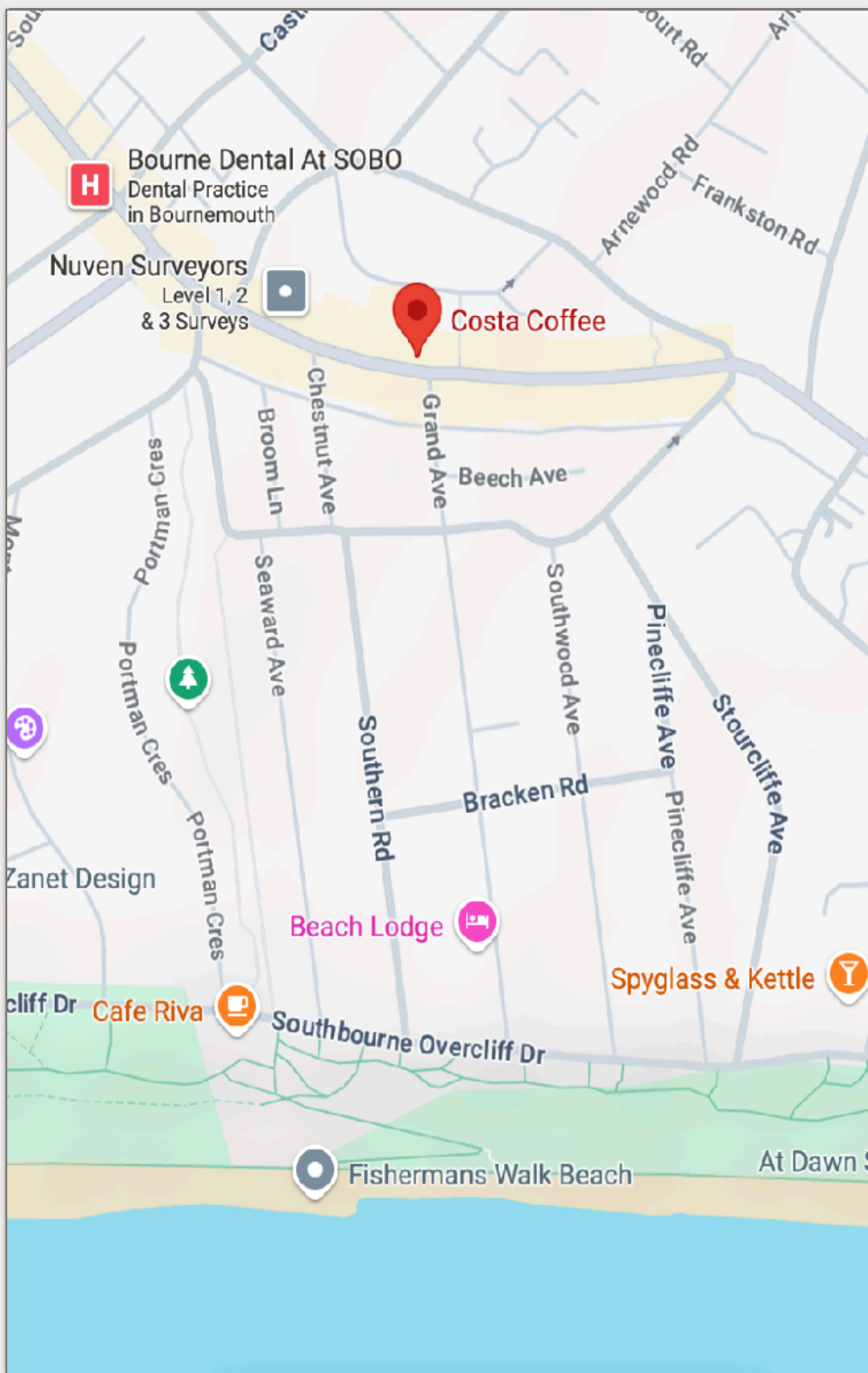


40 & 40a Southbourne Grove
Southbourne
Bournemouth
BH6 3RA





DESCRIPTION

The property comprises ground floor commercial space fronting Southbourne Grove with two new residential units above, accessed from New Park Road.

The ground floor extends to approximately 158m² (1,700 ft²) and is occupied by The Bournemouth Coffee Company, trading as Costa Coffee. They have been in occupation since 2011 and are currently occupying by way of a 10-year lease from March 2022 at a commencing rent of £28,000. Subject to rent review and break at 5 years.

1 No. 2 bed and 1 No. 1 bed flat have just been formed in the upper parts and are let by way of ASTs for £995 & £1,250 pcm respectively.

Both the commercial and residential elements have been completely refurbished, including a new roof to the main building.

Total income is currently £54,940.

TENURE

The property is available to purchase freehold subject to and with the benefit of the existing tenancies and income.

PRICE

£780,000 exclusive of VAT.

LOCATION

The property is located in the popular Bournemouth suburb of Southbourne.

Sited in a prime location, the area has seen a surge in popularity in recent years with a number of successful independent traders combining with national operators.

Punctuated by its close proximity to the beach, excellent transport links, including the mainline Pokesdown station (0.5 miles), the area benefits from superb footfall.

Bournemouth Town Centre is approximately 3 miles to the west with Christchurch 2 miles to the east.

PLANNING

We understand that the commercial unit has planning consent for Class E.

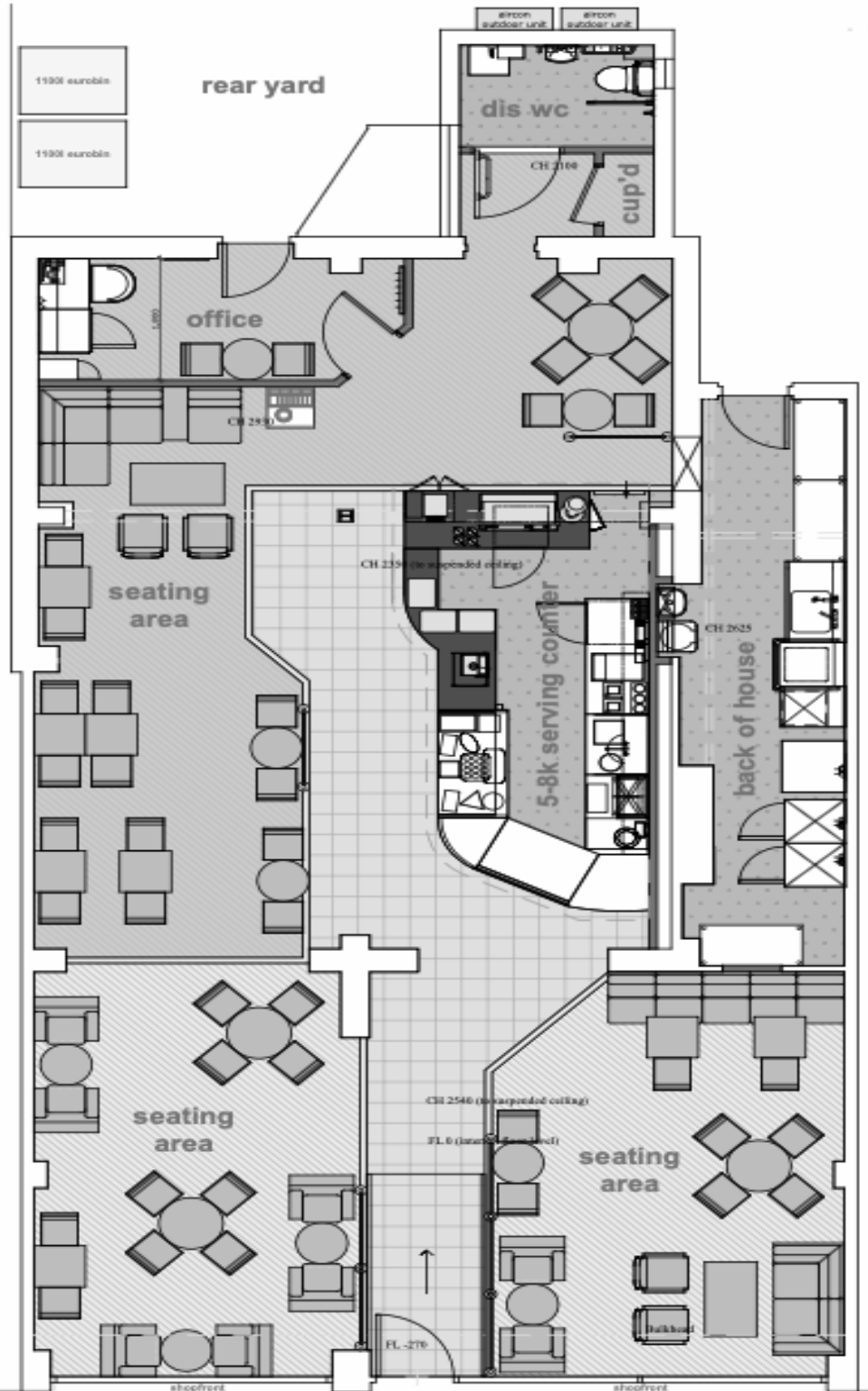
In accordance with our usual practice, however, all interested parties are encouraged to contact BCP Council, planning department (01202 123321), with respect to the authorised use of the property and their proposed use.

EPC

B- 47

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BUSINESS RATES

Rateable value of commercial property is currently assessed with the adjacent property and is £42,750.

Interested parties are advised to obtain confirmation of the rateable value and rates payable from the local authority.

For more information visit:

<https://www.gov.uk/introduction-to-business-rates>

LOCAL AUTHORITY

BCP Council - 01202 123456

FINANCE ACT 1989

Unless otherwise stated, all prices and rents are exclusive of Value Added Tax. Purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party is to bear their own.

MONEY LAUNDERING REGULATIONS

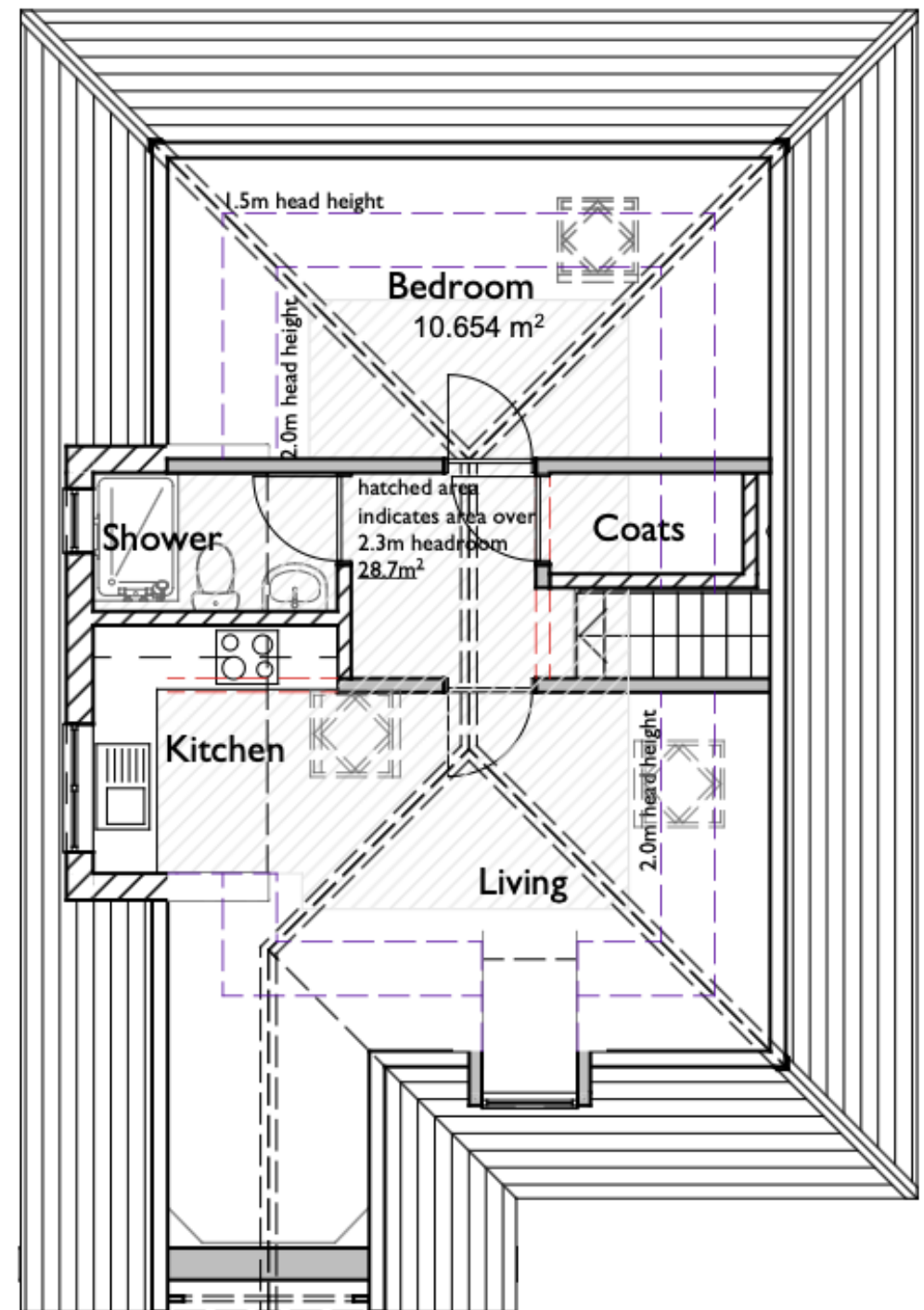
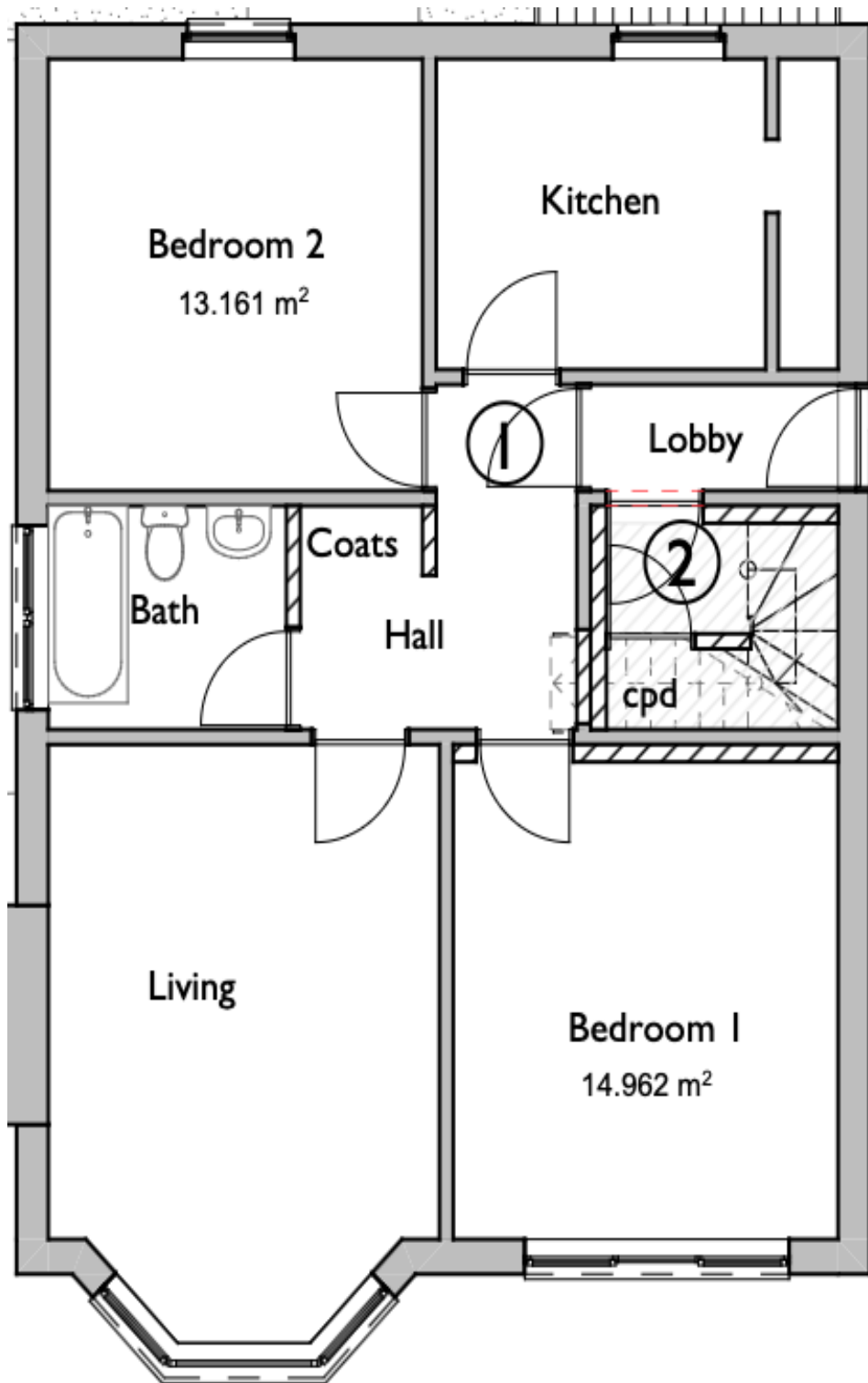
Under Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/buyer prior to instructing solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

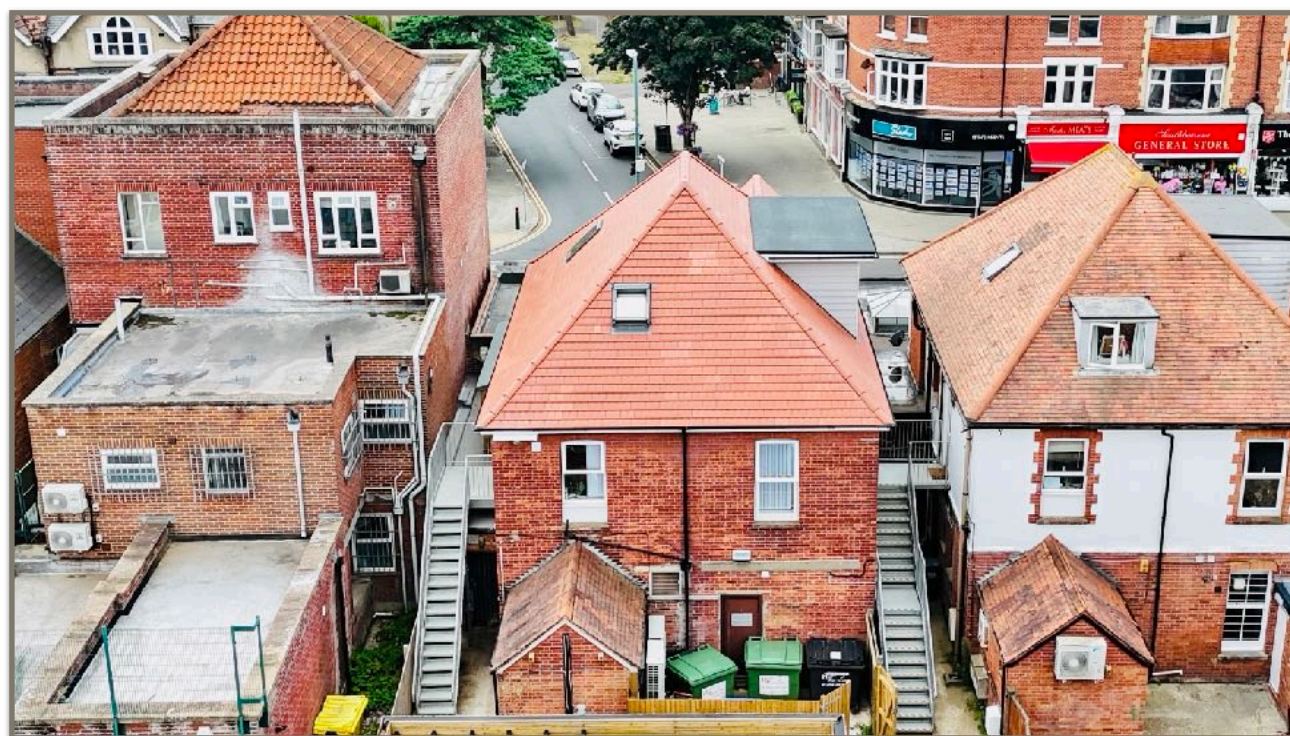
IMPORTANT NOTE

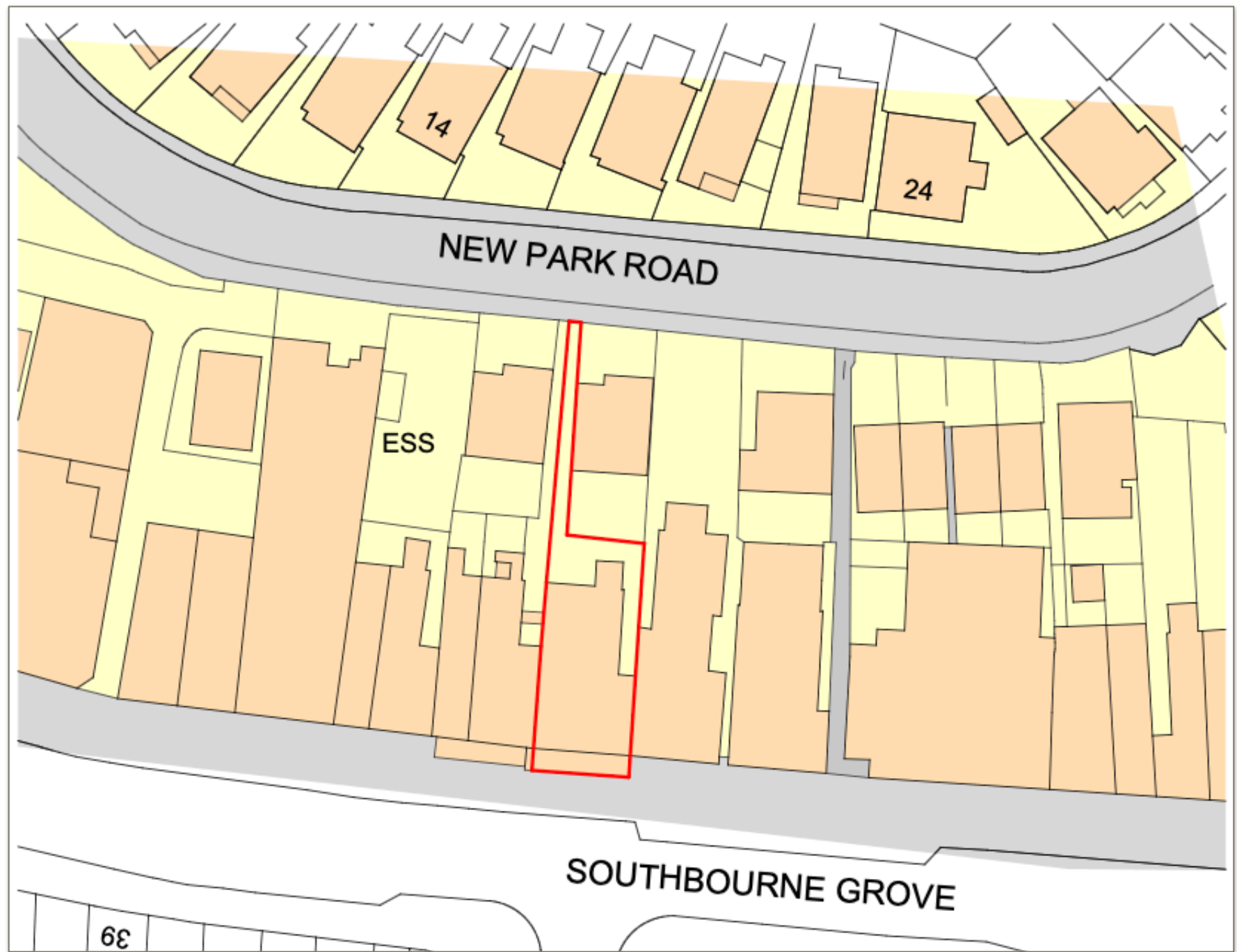
At no time has a structural survey been undertaken, and appliances have not been tested. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not constitute an offer or form part of any contract.

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Arrange a viewing today

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