

FOR SALE FREEHOLD

INCOME PRODUCING INVESTMENT
LET TO AWARD WINNING GYM

205 SqM
(2,205 SqFt)

Unit 4a
11-15 Francis Avenue
Bournemouth
BH11 8NX



Price £325,000
£24,000 per annum income

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DESCRIPTION

The property comprises a mid-terrace industrial/warehouse unit of traditional blockwork construction beneath a pitched roof.

It is currently occupied by Olympus Gym, an established and award-winning independent fitness operator which has invested significant capital into the premises since taking occupation. The tenant has undertaken substantial improvements to create a high-quality training facility, demonstrating a commitment to both the property and location.

The accommodation is predominantly open plan warehouse space with ancillary office accommodation, kitchen facilities and male and female WC's. A reception office is located at the front of the building with additional mezzanine office/storage accommodation above.

The property has recently benefited from a comprehensive roof replacement, with a new insulated composite roof installed in 2022 providing improved thermal performance and significantly reducing future maintenance requirements.

TENANCY

The property is sold subject to an occupational lease to Olympus Pure Muscle Limited, producing a current rental income of £24,000 per annum exclusive until February 2028

Olympus Gym is an established and award-winning independent fitness operator which has invested significant capital into the property, creating a high-quality specialist training facility and demonstrating a strong commitment to the premises and location.

Further lease information is available upon request.

TENURE

The property is available to purchase Freehold.

PRICE

£325,000 exclusive of VAT

LOCATION

The premises are situated within a courtyard development of industrial units accessed from Francis Avenue, Wallisdown.

The estate occupies a highly accessible location close to the Wallisdown Road and Ringwood Road junction, providing excellent access throughout Bournemouth, Poole and the wider South Coast conurbation.

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PLANNING

We understand that the unit has planning consent for Class E commercial and is currently being used as a private members gym.

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

EPC

C-61

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.

BUSINESS RATES

The VOA website confirms a rateable value of £18,250, and the current small business rate multiplier is 49.1p

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>

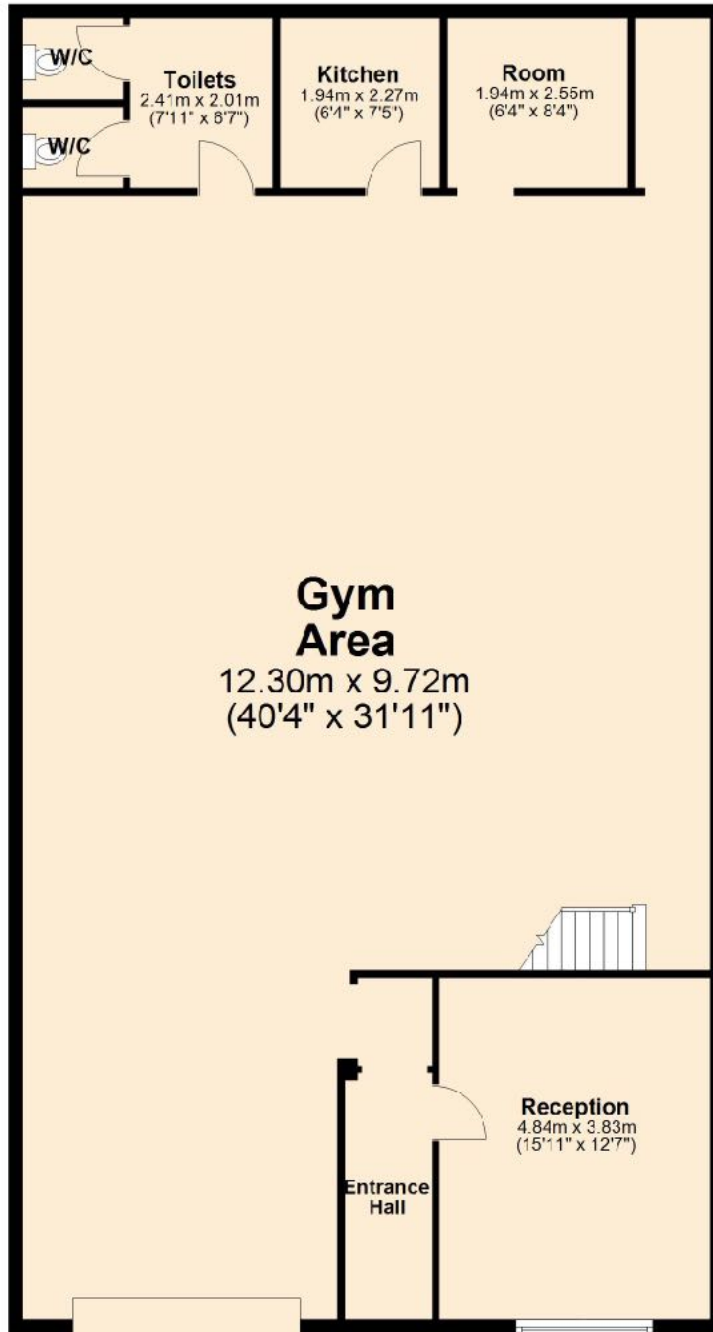
IMPORTANT NOTE

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.



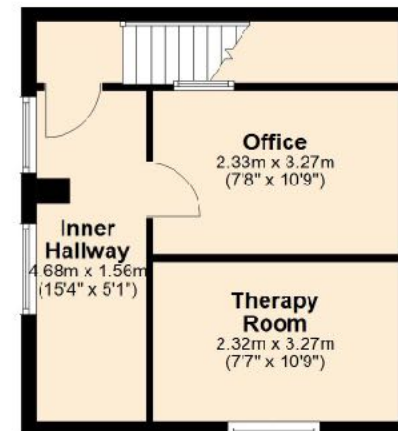
Ground Floor

Approx. 176.5 sq. metres (1900.2 sq. feet)



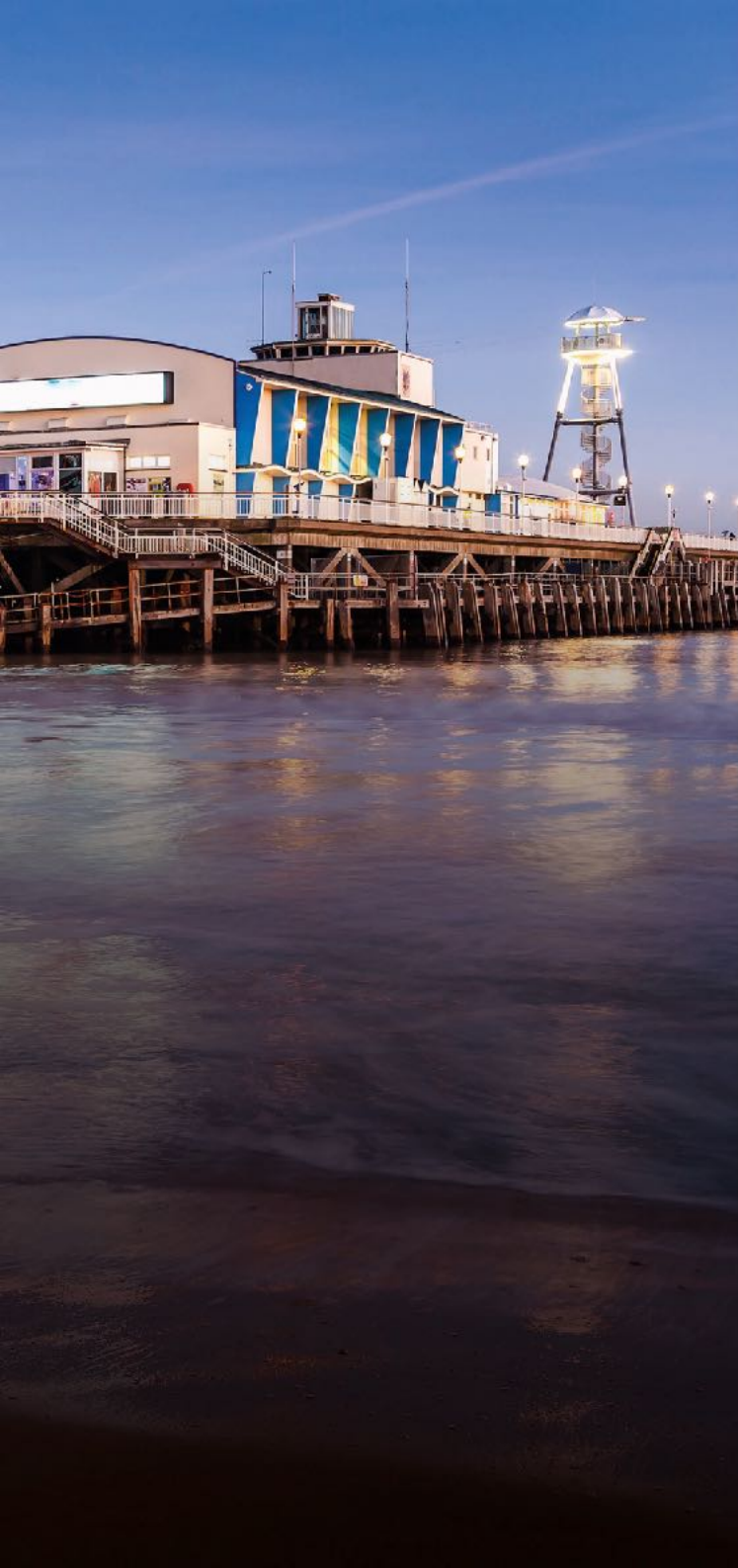
First Floor

Approx. 28.3 sq. metres (304.7 sq. feet)



Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 550000)

Plan produced using PlanUp.



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Our extensive market knowledge and prompt approach to matters have earned us the reputation as one of the most active agencies in the area, with clients from multinational property corporations to the smallest investor looking to maximise the value of their portfolio.

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