FOR SALE

FREEHOLD MIXED-USE PROPERTY

12 THE TRIANGLE
BOURNEMOUTH
BH2 5RY



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DESCRIPTION

The property occupies a position in Bournemouth's Triangle and comprises a ground-floor commercial unit with two flats on the floors above. The commercial and residential accommodation have separate entrances.

The ground floor was formerly operated as Twelve Eatery and is presented in very good order. It provides restaurant space, customer WC facilities and a fitted commercial kitchen with stainless-steel preparation areas, cooking facilities beneath an extraction canopy and a serving pass.

The commercial accommodation extends to approximately 90 sq m (970 sq ft)

The first-floor flat provides a lounge, kitchen, shower room with WC and three bedrooms. One bedroom has been used for storage in connection with the commercial premises and is currently accessed from the communal hall. Alteration of its access would be required to bring it fully within the flat.

The top-floor flat provides a living room, kitchen, shower room with WC and three bedrooms. Some of the upper accommodation has sloping ceilings.

The flats have separate heating systems served by two Glow-worm boilers situated in a cupboard off the communal area.

LOCATION

The property is situated within The Triangle, an established commercial area on the western side of Bournemouth town centre. The Triangle provides a mix of restaurants, cafés, shops and other businesses, with residential accommodation in the surrounding streets.

The property lies within the West Cliff and Poole Hill Conservation Area.

PRICE

Guide price £525,000 for the freehold interest.

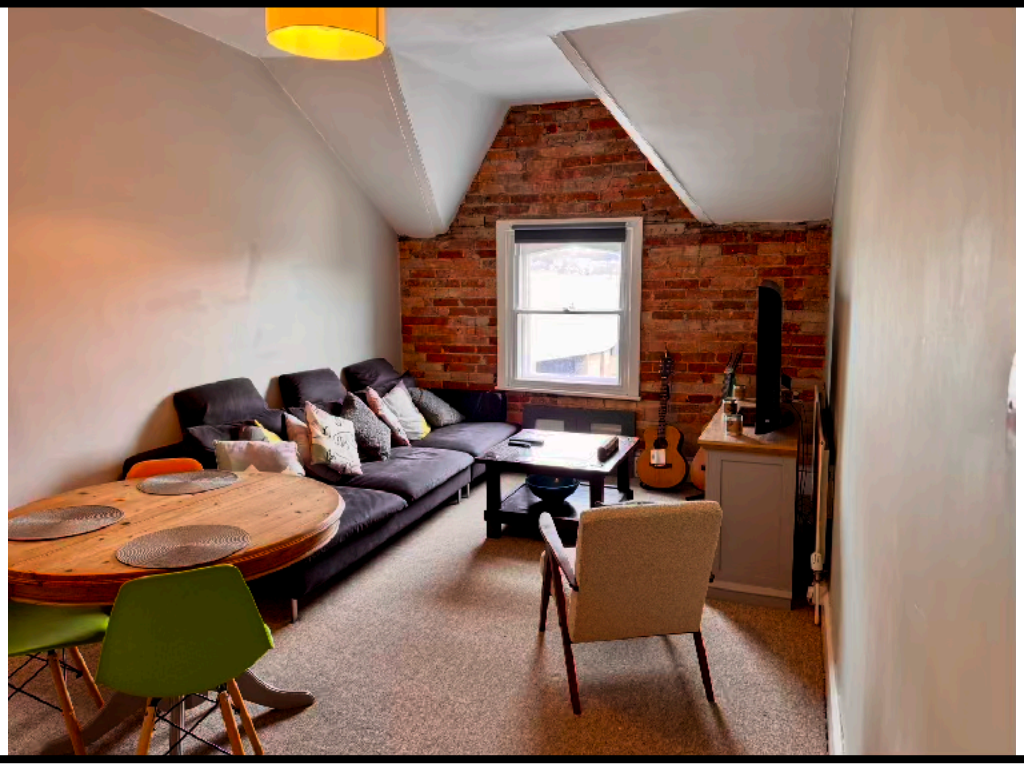
TENURE

Freehold, with vacant possession on completion.

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PLANNING

We understand the property has consent for Class E (Commercial). Interested parties are advised to make their own enquiries with the Local Planning Authority.

EPC

D - 66 for Commercial
C - 72 for resdeintial

BUSINESS RATES

The VOA website confirms a rateable value of £9,500

Eligible occupiers may benefit from having a significantly reduced liability for Business Rates (up to 100% relief where properties have a rateable value of £12,000 or less) during this period. Applicants must check their eligibility and entitlement to any related benefits with the relevant Local Authority.

FINANCE ACT 1989

The guide price is exclusive of VAT, if applicable. Purchasers should satisfy themselves as to the VAT position.

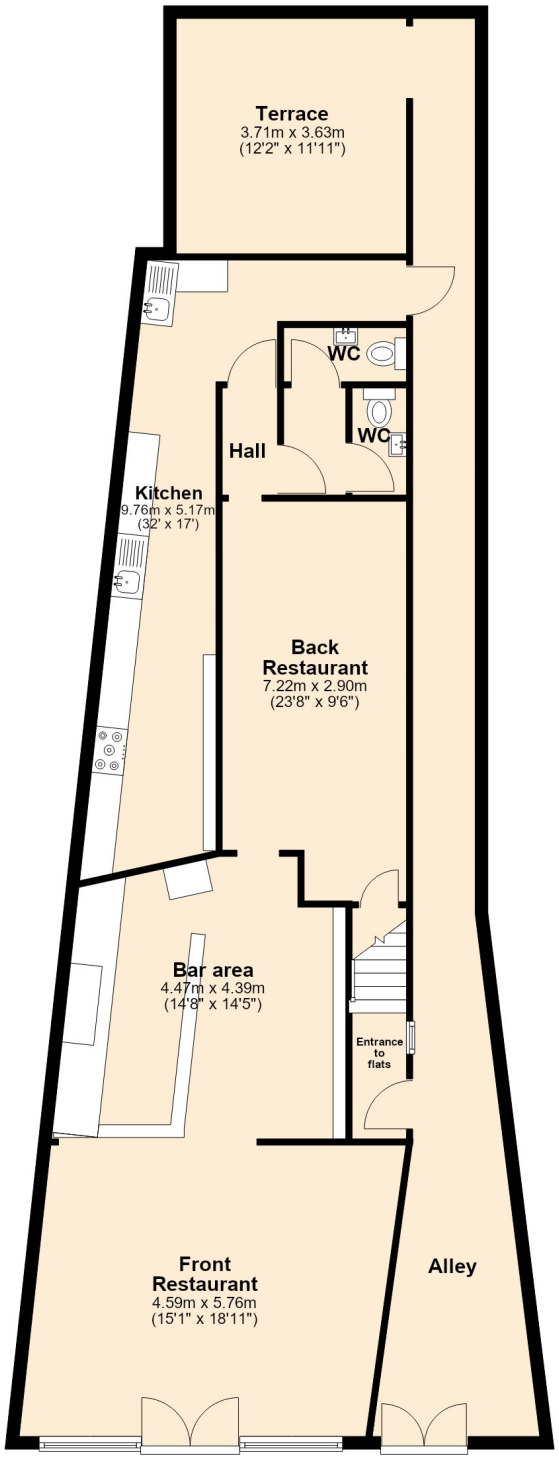
IMPORTANT NOTE

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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Ground Floor

Approx. 136.4 sq. metres (1468.4 sq. feet)



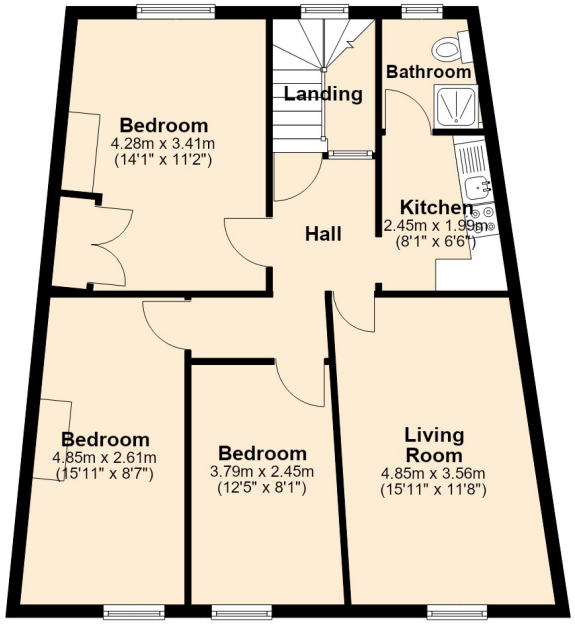
First Floor

Approx. 72.0 sq. metres (774.5 sq. feet)

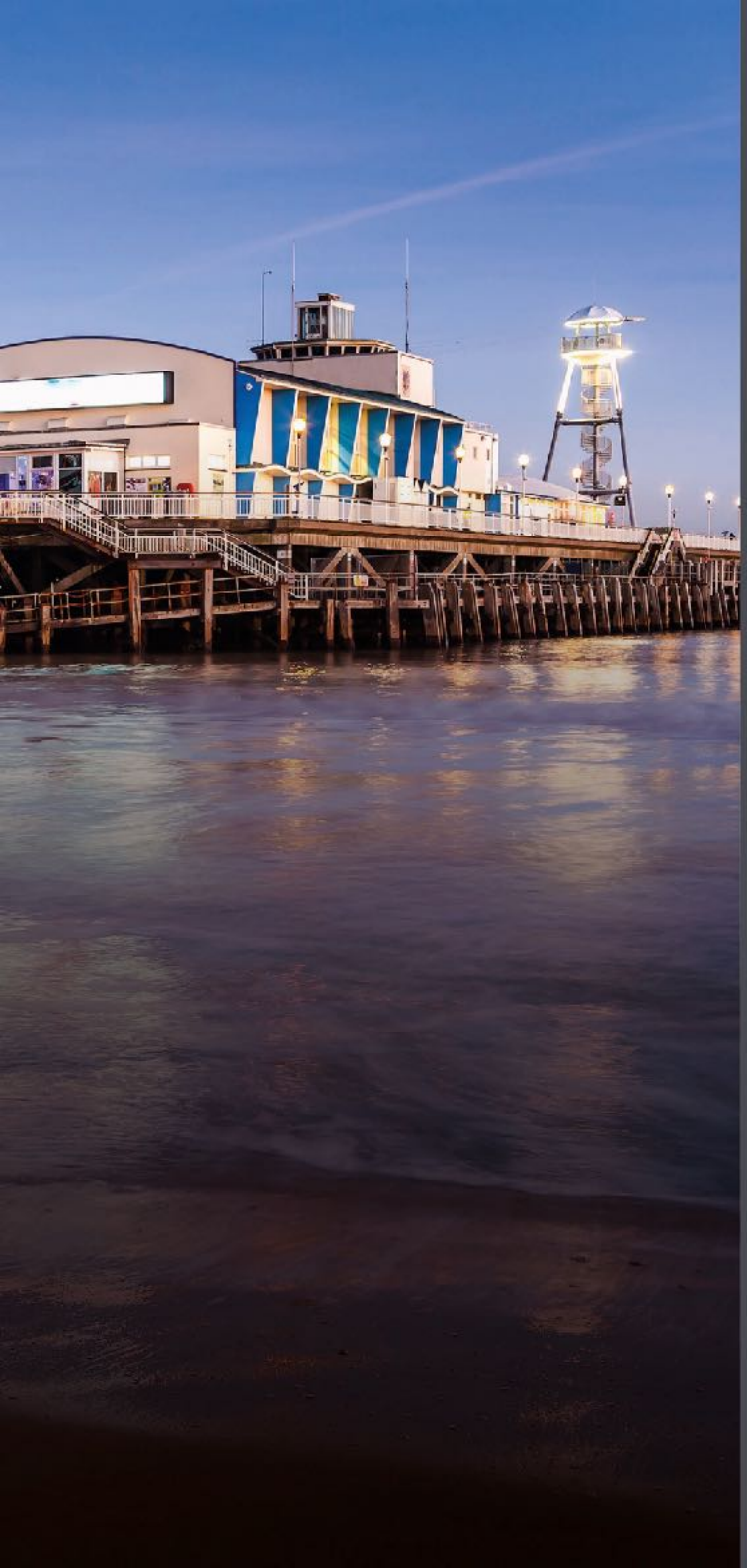


Second Floor

Approx. 67.3 sq. metres (724.3 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 556006)



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Arrange a viewing today

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