

FOR SALE
PROMINENT RESIDENTIAL REDEVELOPMENT OPPORTUNITY - S.T.P.P
ALSO OF INTEREST TO COMMERCIAL OCCUPIERS



BUSINESS SPACE

goadsby

71-81 SEABOURNE ROAD
BOURNEMOUTH, DORSET, BH5 2HE

LOCATED ON A PRINCIPAL THOROUGHFARE ENTERING THE POPULAR SUBURB OF SOUTHBOURNE, BOURNEMOUTH

- APPROXIMATE SITE AREA – 0.141 ACRES (0.057 HECTARES)
- EXISTING BUILDING APPROXIMATELY 6,330 SQ FT (INCLUDING FIRST FLOOR OFFICES)
- APPROXIMATELY 0.4 MILES FROM SOUTHBOURNE'S PRINCIPAL SHOPPING AREA
- FRONTAGE TO SEABOURNE ROAD - APPROXIMATELY 27M
- FREEHOLD WITH VACANT POSSESSION
- PROPOSAL INVITED ON AN UNCONDITIONAL OR CONDITIONAL BASIS
- **PRICE - £695,000 + VAT**



Location

The property is located on the junction of Seabourne Road and Norwood Place, immediately west of the junction of Seabourne Road and Cromwell Road. Seabourne Road links with the A35 Christchurch Road approximately 0.25 miles to the north-west.

Bournemouth Town Centre is approximately 3.3 miles to the west and Christchurch Town Centre is approximately 2.4 miles to the east.

Southbourne Grove, which is the main shopping area of the suburb of Southbourne, is approximately 0.4 miles from the property and where there is a good mix of local and national occupiers including Sainsburys Local, Tesco Express, Costa Coffee, Boots and Coffee #1.

Description

The property comprises a single, steel portal frame warehouse unit with an adjacent office unit. The property was previously used for the storage and wholesale of fruit and vegetables.

Summary of Accommodation

	Sq m	Sq ft
Ground floor	511	5,501
First floor offices	77	829

Measured in accordance with the 6th edition of the RICS Code of Measuring Practice.

Services

We have been advised by our client that mains water, gas, electricity and drainage are available.

EPC Rating

F - 137

Tenure

Freehold with vacant possession.

Price/Proposals

£695,000 plus VAT.

Proposals are invited on an unconditional or conditional basis.

Rateable Value

£30,250 (from 1.4.17)

Planning

A planning application for the development of 22 x 1 bedroom flats (Application No. 7-2018-1589-0) has been refused. However, the Refusal Notice suggests that the site is suitable for residential redevelopment, with the principal basis of refusal being the density and design.

Local Authority

BCP Council Website: www.bcpccouncil.gov.uk

Tel: 01202 451451

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

We have been informed by our client that the site is currently elected for VAT.

Viewing

Strictly by prior appointment through the sole agents, Goadsby, through whom all negotiations must be conducted.



Important

MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.



