

**Priced for Quick Sale**

**Of Interest to Owner Occupiers  
and Investors**

**For Sale or To Let  
Freehold Shop Premises with  
Class A3 Use and Ground Rents**

**845 Christchurch Road  
Boscombe  
Bournemouth  
BH7 6AR**



## LOCATION

Boscombe is a major suburb situated approximately 1.5 miles to the east of Bournemouth town centre.

The premises occupy an established secondary trading location within this densely populated area fronting Boscombe's main shopping thoroughfare of Christchurch Road close to its junction with Queensland Road.

The property benefits from rear vehicular access via Colville Road

## DESCRIPTION

The premises comprise a double fronted shop which has, for many years, operated as a coffee shop but is now vacant.

The shop benefits from a spacious basement which is currently accessed remotely although could easily be linked to the shop through the introduction of a new staircase within the retail floor space.

The rear of the premises which includes the shop's former WC have planning consent for conversion to a one bedroom flat and have been sold off together with two flats on the upper floors.

If it is to be let then, subject to agreement on terms, our clients plan to fit the shop with a new accessible WC and install a staircase linking the shop to the basement.

The shop has the benefit of a car parking space to the rear and is available to let by way of a new occupational lease

Alternatively, our clients are prepared to sell their freehold interest and a very competitive price of £65,000 to include ground rents of £650 per annum which we understand are receivable from the long leaseholders of the rear development site and the two flats over which have been sold off by way of 125-year leases from 2016

## ACCOMMODATION

The accommodation after allowing for the proposed new accessible WC and stairwell to the basement level will offer the following approximate areas and dimensions.

### Double Fronted Shop ( as proposed if to be let)

Internal Width: 17' 3" 5.26 m

Shop Depth: 29' 6" 8.99 m

**Net Sales Area: 384 sq ft (35.68 sq m)**

### **Accessible WC**

Basement storage: 371 sq ft (34.48 sq m)

Offering potential further sales/ seating area (subject to any necessary consents)

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These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute 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, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

## TERMS

The property is available either upon a leasehold or freehold basis as follows:

### Leasehold

The shop as described above is available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of **£7,500** per annum, exclusive with the lease incorporating upwards only rent reviews every three years.

### Freehold

Alternatively, our clients are prepared to sell their freehold interest in the premises as seen at a price of **£65,000** to include ground rents totalling £650 per annum.

## UNIFORM BUSINESS RATES

According to the VOA website the assessment for the shop as currently configured is stated as:

Shop and Premises: Rateable Value: £4,800

The shop will need to be reassessed following the development as planned. However, assuming that the new rateable value is assessed at less than £12,000 then the new occupier could benefit from 100% rates relief (i.e. **no rates to pay**) subject to eligibility.

For more information, visit:

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

## FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

## ENERGY PERFORMANCE CERTIFICATE

Ordered and awaited

## VIEWING

By prior appointment via the sole agents Willis Commercial through whom all negotiations must be conducted.

## CONTACT

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