

567 CHRISTCHURCH ROAD, BOSCOMBE, BOURNMOUTH, DORSET, BH1 4AH

FREEHOLD



RETAIL SHOP WITH VACANT UPPER PARTS, LARGE REAR YARD WITH DEVELOPMENT POTENTIAL - S.T.P.P.

3,732 SQ.FT. (346.7 SQ.M) APPROX. PLUS REAR YARD
FREEHOLD: PRICE ON APPLICATION

SITUATION

The property is situated in a prime location within the pedestrianised shopping area, diagonally opposite Royal Arcade, which we understand is to be the main focus of the Council's proposed regeneration scheme.

DESCRIPTION

Comprises a mid-terrace, Victorian building with a colourwashed brick front facade, under a pitched slate roof incorporating dormer windows. The ground floor has been substantially extended to the rear.

There is felt to be significant developments potential, subject to obtaining the necessary consents, to put the upper parts back into residential use and for further redevelopment of the rear of the shop and large yard, as has taken place at some of the neighbouring properties.

There is vehicular access to the rear from Roumelia Road.

INCOME

There is an emergency access licence in place, which currently generates an annual income of £3,496, subject to RPI increases.

REGENERATION GRANT

We understand that improvement grants up to £30,000 per property may be available. Please contact Ian Bennett BCP Council for further information, on 01202 123210.

ACCOMMODATION

With Approx Floor Areas:

Floor	Sq. Ft	Sq. M
Ground	2,338	217.2
First	541	50.2
Second	417	38.7
Basement	436	40.5
Total	3,732	346.6

EXTERNAL: Large yard with access from Roumelia Road

TERMS

FREEHOLD: For sale with vacant possession and benefit of £3,496 per annum licence fee (subject to RPI increases).

SALE PRICE

Upon Application.

LEGAL COSTS

Each party to pay their own costs.

RATING

Rateable Value: £18,000
£24,750 from 1st April 2023

VAT

The property has not been elected for VAT purposes.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Band D.

ANTI MONEY LAUNDERING POLICY

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

FEATURES

- Development Potential
- Prime Location
- Income From Access Licence
- Period Property
- Freehold for Sale

VIEWING

By prior appointment with the joint sole agents:

Salisbury & Co. 01732 463 205

Neil Salisbury:

neil@salisburyand.co

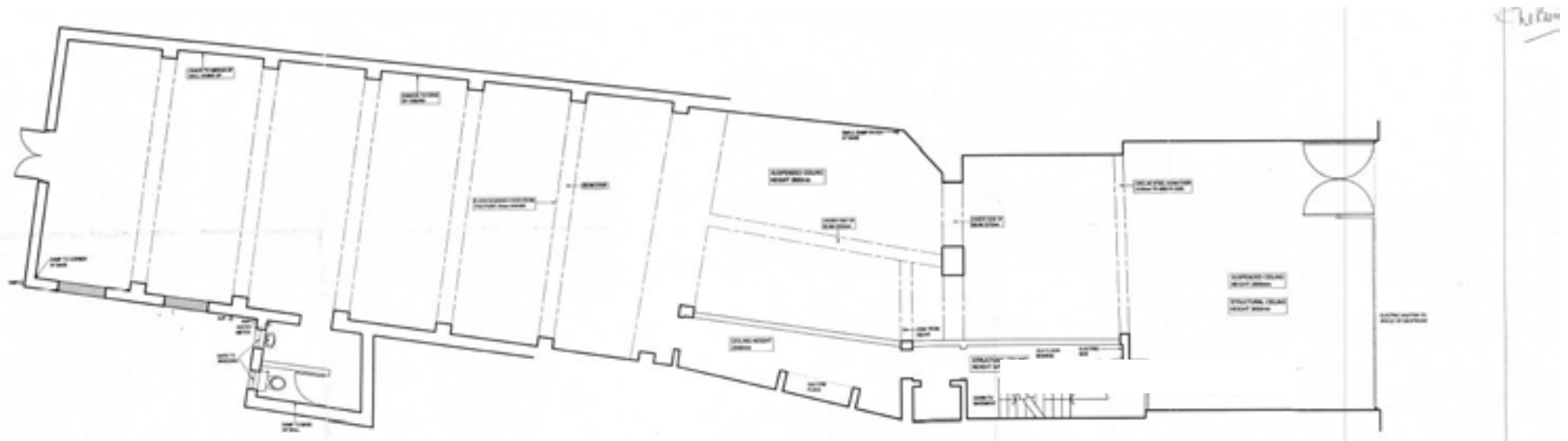
Goadsby 01202 550165

Edd Watts:

edd.watts@goadsby.com

Lime Tree Workshop, 11 Lime Tree Walk,
Sevenoaks, Kent, TN13 1YH





INDICATIVE FLOOR PLAN - NOT TO SCALE

