

## COMMERCIAL INVESTMENTS FOR SALE

### A small portfolio of shops and flats over in Boscombe, Bournemouth

Available individually or as a whole

#### **797/797a Christchurch Road & 1a/b/c Parkwood Road, Boscombe**

Four let shops with 3 flats over (uppers sold off)

#### **539/539a Christchurch Road, Boscombe**

Shop and Flat

#### **798/798a/798b Christchurch Road, Boscombe**

Two shops and maisonette over (uppers sold off)

**Total current income**        **£34,051 pax**

**Prospective income**        **£39,051 pax**  
(when fully let)



**798 Christchurch Road**



**539 Christchurch Road**



**797 Christchurch Road/1a/b/c Parkwood Road**

**797/797a Christchurch Road and 1a/b/c  
Parkwood Road, BH7 6AW**

Located in a highly prominent corner location at the junction with Parkwood Road on this busy main thoroughfare.

**797**

Shop - 557 sq ft  
Basement - 360 sq ft

Let to JV Samuel and SK Skaria on a 21 year FRI lease from 25/6/2006 at a current rent of £7,500 per annum exclusive, subject to 3 year rent reviews.

**1a**

Shop – 185 sq ft  
Let to K McGrath original 2 year lease from 1/7/05. Tenant holding over. Rent - £1,300 per annum exclusive.

**1b/c**

Shop – 333 sq ft  
Let to Edgar Dudemel on a 3 year full repairing and insuring lease from 26/6/17 at a rent of £3,000 per annum exclusive.

**797a**

Arranged as 3 flats sold off on an overriding ground lease of whole to Messrs Eyre and Johnson for a 99 year term from 25/03/87 at a ground rent of £75 per annum exclusive. Tenant responsible for whole of roof structure.

**539/539a Christchurch Road, Boscombe,  
BH1 4AG**

Located in a corner location with return frontage and being close to Iceland & McDonalds and a “stones throw” from the pedestrian section of Christchurch Road.

**539**

Shop – 683 sq ft  
Basement store  
Let to Li Thi Pan on a 10 year full repairing and insuring lease from 14/11/07 at a current rent of £10,500 per annum exclusive, subject to review at the end of the 5<sup>th</sup> year.

**539a**

First floor flat comprising lounge, kitchen, bathroom/WC and double bedroom.  
Rent Act protected tenancy from 24/6/1972 to Mr & Mrs Butler.  
Current rent £7476 per annum exclusive.

**798/798a/798b Christchurch Road,  
Boscombe, Bournemouth, BH7 6DD**

Situated in a secondary trading position on this busy main road between the junction with Gloucester Road and Somerset Road.

**798**

Shop – 217 sq ft  
Currently vacant and being marketed at £5,000 per annum exclusive.

**798a**

Shop – 340 sq ft  
Let to Mrs JD McCoy trading as Jays Barbers on a 1 year term from 19/5/13, holding over at a rent of £4,150 per annum exclusive.

**798b**

3 bedroom maisonette.  
Sold off on a 99 year ground lease from 26/8/88 at a rent of £50 per annum exclusive.

EPC's: being undertaken

**PRICES / RENTAL INCOME**

797/797a Christchurch Road - £190,000  
And 1a/b/c Parkwood Road  
currently producing **£11,875** per annum exclusive

539/539a Christchurch Road - £275,000  
Currently producing **£17,976** per annum exclusive

798/798a/798b Christchurch Road - £105,000  
Currently producing **£4,200** per annum exclusive with a vacant unit, estimated when fully let **£9,150** per annum exclusive

**ANTI MONEY LAUNDERING REGULATION**

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

**VIEWING AND FURTHER INFORMATION**

Further information available from Sole Agents:-



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