

# COMMERCIAL INVESTMENT FOR SALE

at

**REDUCED**

**27/29 Columbia Road  
Ensbury Park  
Bournemouth  
BH10 4DZ**

- Busy main road location on main bus route
- Originally two units converted to one
- 1,071 sq ft of offices
- On site car parking
- Two flats over sold off on 125 ground leases, peppercorn rent
- Let to long established development company
- Sale and leaseback opportunity
- Rental income - £14,000 per annum exclusive
- Price offers over **£180,000**



## LOCATION

The property occupies an established busy main road location at the eastern end of Columbia Road immediately adjacent Ensbury Park Library and between the Junctions with Redhill Avenue and Beswick Avenue.

Columbia Road is a main bus route and there is limited on street car parking in adjoining roads.

## ACCOMMODATION

### Ground floor office

Gross frontage – 37'  
Internal width – 35' 4"  
Depth – 26' (max) 14' 8" (min)

Net Floor Area – 815 sq ft

Board Room – 143 sq ft

### Kitchen

With fitted worktops, cupboards over and under.

Clockroom / WC

### Outside

Forecourt car parking good size outside area to rear providing access to timber built further office of 256 sq ft.

## LEASE

The premises are let to Stewart Homer trading as Stewart Homer Properties (established over 12 years) on a new 3 year full repairing and insuring lease.

## PRICE

Offers Invited over **£180,000** for the freehold interest.



## ENERGY PERFORMANCE CERTIFICATE

Awaiting details



## 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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