

# FOR SALE

## FREEHOLD COMMERCIAL INVESTMENT

At

**348-356 Holdenhurst Road  
Bournemouth  
BH8 8BH**

- \* New instruction
- \* Highly prominent corner location on main arterial road
- \* 3,745 sq ft showroom with 23 x 2 bed flats over that are sold off
- \* Car parking for shops and flats
- \* Ground floor let to Parts Alliance Group (trading as GSF) with 200 branches nationwide at £28,000 pax
- \* Flats over currently produce £5,263.71pa with 5 yearly RPI linked rent reviews
- \* Total current income - £33,263.71 pax
- \* Price-Offers invited over £400,000 Freehold



## LOCATION

The property is very prominently located on this busy main arterial road at the junction with Cleveland Road. Holdenhurst Road runs parallel to the main A338 Wessex Way, the principal route providing access across the Bournemouth/Poole/Christchurch conurbation.

There is a good mix of local and national occupiers in Holdenhurst Road including Aldi, Co-op, Halfords Autocentres and National Tyres.

## ACCOMMODATION

### Showroom

**Internal Width - 68' 3" max**  
**Depth - 59' 4"**  
**Net Floor Area - 3,745 sq ft**

**Car parking on forecourt and 7 spaces in rear car park.**

### Flats Over

**23 two bed flats and car parking in rear car park.**

## LEASES

### Ground Floor Showroom

Let to Parts Alliance Group, trading as GSF with 200 branches nationwide on a 6 year lease from July 2021 (with a further 6 year option) at a rent of £28,000 pax, subject to 3<sup>rd</sup> year tenant only break clause and 5<sup>th</sup> year RPI lined rent review (capped and collared at 5/2%) on full repairing and insuring terms (capped at £5000 pa)

## FLATS OVER

23 flats all sold off on 99-year ground leases from June 2000 currently producing £5,263.71 pax, subject to 5 year RPI linked rent reviews throughout the term.

Although 13 of the leases have been extended only 6 flats no longer pay ground rent and 10 leases have an unexpired term of approx. 78 years.

## PRICE

**Offers invited over £400,000** for the freehold interest, subject to the occupational lease on the showroom and the ground leases on the flats over.

## 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

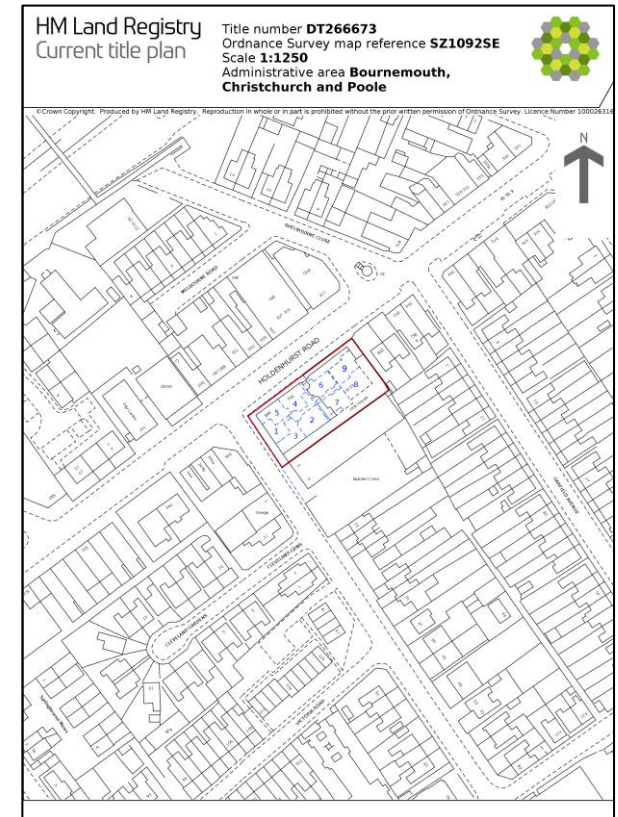
Strictly by appointment through Sole Agent:-



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THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.