NETTLESHIP SAWYER

Chartered Surveyors
Commercial Property Consultants

INVESTMENT PROPERTY FOR SALE REDUCED

2 shops and 2 bed flat over

930 / 930a / 932 Wimborne Road
Moordown
Bournemouth
BH9 2DH

- Situated on busy main arterial road in established retailing location
- Comprising 2 interconnecting shops of 2,225 sq ft total (Let) and self-contained flat over
- Shops let to MPH Plumbing, Heating and Bathroom Supplies (9 Branches nationwide) at £23,500 pax
- 2 bed flat over let on periodic tenancy at £995pcm
- Onsite car parking
- Freehold offers over £325,000







01202 556491
www.nettleshipsawyer.co.uk

Heliting House, 35 Richmond Hill, Bournemouth, BH2 6HT

LOCATION

The property is situated in a long-established parade on the western side of this busy arterial route between the junctions with Tennyson Road and Maclaren Road.

Bournemouth Town Centre is approximately 2.5 miles to the South and Wimborne Road provides the main access to the North of the Bournemouth, Christchurch and Poole conurbation and serves the densely populated immediate vicinity of Redhill, Moordown, Winton and Charminster.

Wimborne Road is a main bus route and there is limited on street parking adjacent.

ACCOMMODATION/LEASES

Two storey building comprising two interconnecting retail units and a self-contained two bedroom flat over with parking to the rear.

Ground floor

Retail Units – (930 / 932 Wimborne Road)
2,225 sq ft net floor area, arranged as predominantly retail area with storage, office, kitchen and cloakroom / WC.

Let to MPH Merchant (South Coast) Ltd on a renewal lease for a term of 6 years from 11th June 2024 at a current rent of £23,500 pax on full repairing and insuring terms.

Flat (930a Wimborne Road)

Accessed off rear service road.

Comprising kitchen / diner, lounge, one double bedroom, one single bedroom, bathroom / WC.

The property has UPVC double glazing throughout and gas central heating.

The flat is let on a periodic tenancy at a rent of £995 pcm

N.B. The flat known as 932a Wimborne Road has been sold off on a 999-year ground lease at a peppercorn rent.

GUIDE PRICE

Offers over £325,000 subject to the occupational lease on the ground floor and periodic tenancy on the flat.

ENERGY PERFORMANCE CERTIFICATE

930 Wimborne Road	Band D (95)
932 Wimborne Road	Band D (80)
930a Wimborne Road	Band D (58)

The full EPC and recommendations report are available on request.

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:-

NETTLESHIP SAWYER
01202 556491
NETTLESHIPSAWYER.CO.UK

Steve Chiari
stevec@nettsawyer.co.uk
01202 550245

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 ENQU TY, PLANNING PERMISSION, BUILDING CONTROL, UTILILTIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NO 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.