

Bournemouth – 1076/1076A Christchurch Road BH7 6DS
Freehold Vacant Retail & Residential Ground Rent Investment



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PROPERTY CONSULTANTS



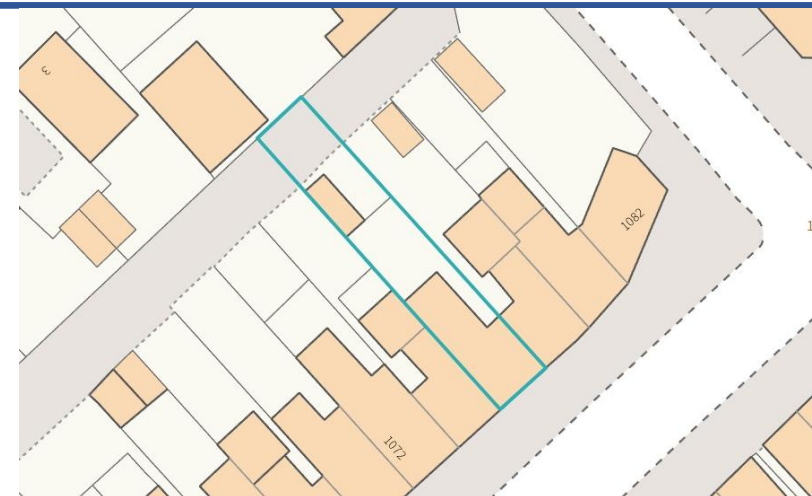
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Investment Consideration:

- Purchase Price: £180,000
- Rental Income: £75 p.a.
- ERV: £15,075 p.a. GIY: 8.37%
- VAT is NOT applicable to this property
- Comprises ground floor retail shop (Class E) and residential flat at first/second floor (sold-off)
- Residential ground rent doubles every 33 years. Valuable leasehold reversion (c.75 years unexpired)
- Situated on the north side of Christchurch Road, close to its junction with Waltham Road.
- Occupiers nearby include Sainsbury`s Local, Halfords Autocentre, Takeaway`s, Nail Salon and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 1076 (Ground Floor)	Ground Floor: 65.5 sq m (705 sq ft) Open plan retail, storage, kitchen, wc		Vacant	ERV: £15,000	
No. 1076A (First/Second Floor)	First/Second Floor: Residential flat (sold-off)	Individual	99 Years from 24 June 2002	£75	Note 1: FRI Note 2: Fixed ground rent increase to £150 p.a. on 24.06.2035 and £300 p.a. on 24.06.68 until the remainder of the term. Note 3: Reversion 2101 (c.75 years unexpired).
			Total	£75	
			ERV	£15,075	

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Property Description:

Comprises ground floor retail shop (Class E) and self-contained residential flat at first/second floor which has been sold-off on long leasehold. The property provides the following accommodation and dimensions:

Ground Floor: 65.5 sq m (705 sq ft)

Open plan retail, storage, kitchen, wc

First/Second Floor: Residential flat (sold-off)



Tenancy:

The retail shop is at present vacant. ERV: £15,000 p.a.

The residential flat has been sold-off on long leasehold for a term of 99 Years from 24th June 2002 at a ground rent of £75 p.a. Fixed ground rent increase to £150 p.a. on 24.06.2035 and £300 p.a. on 24.06.68 until the remainder of the term. Reversion 2101 (c. 75 years unexpired).

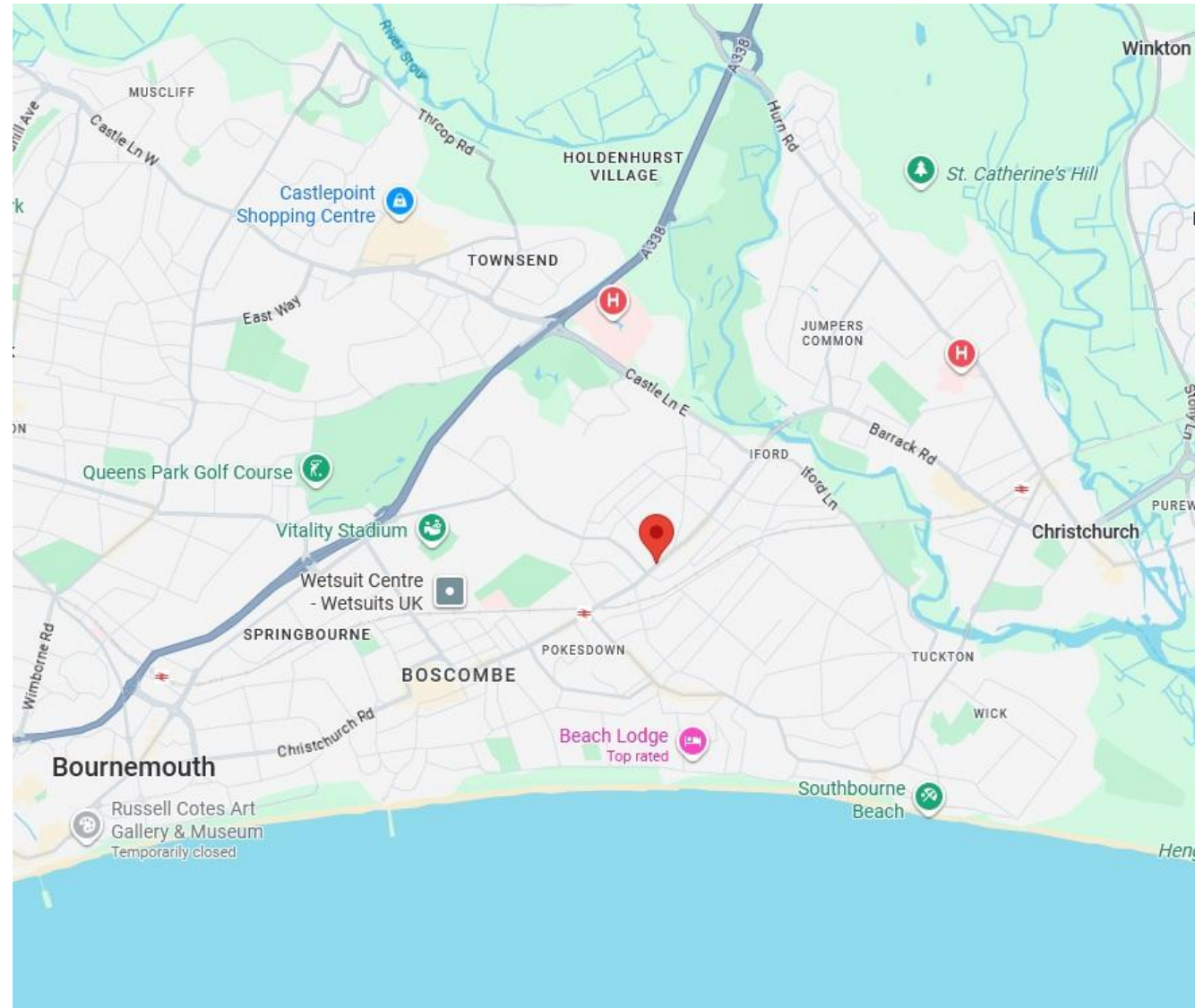
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Location:

Bournemouth is an important regional, commercial and tourist centre on the South Coast located 32 miles west of Southampton. The town benefits from good communications being located on the A35/A338 which leads to the A31 trunk road to the east of the town, which in turn connects to the M27 south coast motorway. Pokesdown Railway Station is just a short walk from the property. Bournemouth Station is the next stop and offers direct services to London (approximately 2 hours), as well as Birmingham and Manchester. The property is situated on the north side of Christchurch Road, close to its junction with Waltham Road. Occupiers nearby include Sainsbury's Local, Halfords Autocentre, Takeaway's, Nail Salon and many more.



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Contacts:

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