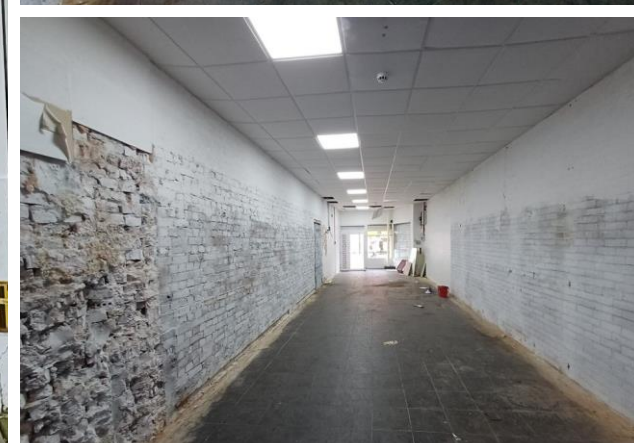
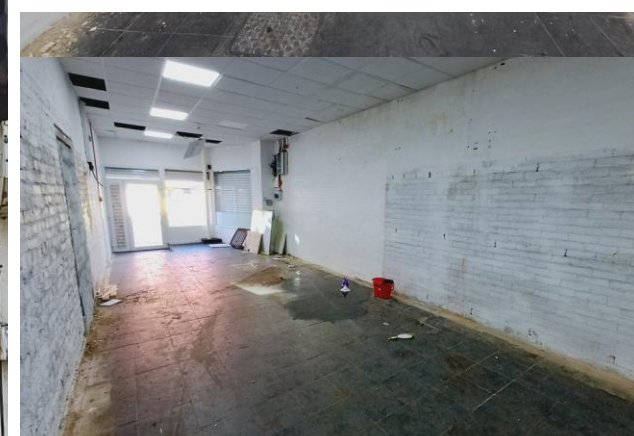


FOR SALE



Christchurch Road, Boscombe
Asking Price Of £180,000

Christchurch Road, Boscombe

Commercial Property

Asking Price Of £180,000

LARGE COMMERCIAL UNIT
LOCATED IN BOSCOMBE TOWN
CENTRE
PRIME RETAIL LOCATION
FREEHOLD
A3/A4/A5 USAGE



Ideally Positioned in a prime location in the middle of Boscombe Town Centre is this freehold commercial unit available FOR SALE.

The property is located within the pedestrianised section of the Christchurch Road and lies a short distance from the Sovereign Shopping Centre. The commercial unit is well positioned on the busy Highstreet of Boscombe Town Centre and is 1 of 4 commercial units available.

Why invest into Boscombe?

Boscombe, is located to the east of Bournemouth Town Centre and is west of Southbourne. Originally a sparsely inhabited area of heathland, from around 1865 Boscombe developed rapidly from a small village into a seaside resort alongside Bournemouth. Its first pier opened in 1889, and the commercial Centre of Boscombe had a major boost with projects by Archibald Beckett including blocks of shops, the Salisbury Hotel, the Royal Arcade, and a Grand Theatre, which was to become the Boscombe Hippodrome, then the Royal Ballrooms and today the O2 Academy.



Usage

The property is currently sat empty, and has been cleared leaving a tiled floor, roller shutter and suspended ceiling. The commercial unit offers a Long-established Class A1 retail use and falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports, and Medical use, or as crèche/day nursery.

Dimensions

Shop width 13' (3.97m)

Shop Depth 86'5" (26.35m)

Total front sales area: 1127.19 sq.ft. (104.72 sq.m.)

Rear Store: 126.69 sq.ft. (11.77 sq.ft.)

Home to miles of sandy beaches, the popular pier, it has something for everyone. Boscombe is the perfect place to move to whether you are living alone, with your partner or with a family. It offers plenty of things to do and boasts a busy high street and round the clock entertainment.

There are numerous architectural styles within the town, ranging from the elaborate Victorian style of the Royal Arcade and St Clements Church, notable examples of Art Deco such as the former Gas & Water Company store at 709 Christchurch Road, and the modernist 1950s styles of the pier and Overstrand buildings.

Alongside these are modern flats developments such as The Reef, The Point (sometimes called the Pointer by some residents) and Honeycombe Beach.

Renting the property out

This property is currently available to rent and vendors will offer a 3 month free rent period. Expected income with a new lease could realise £15,000 per annum.



The vibrant Town Centre continues to grow in stature with more and more independent companies positioning their stores and boutiques alongside some of the biggest names in retail. The Town Centre is going to go under re-generation in the next few years and will provide a number of new homes, facilities and public spaces to enjoy.

Agent Notes

Available for Sale

Available to Rent

Freehold Building

Tenure – Freehold commercial unit.

EPC - Rating E-106

All mains utilities are connected

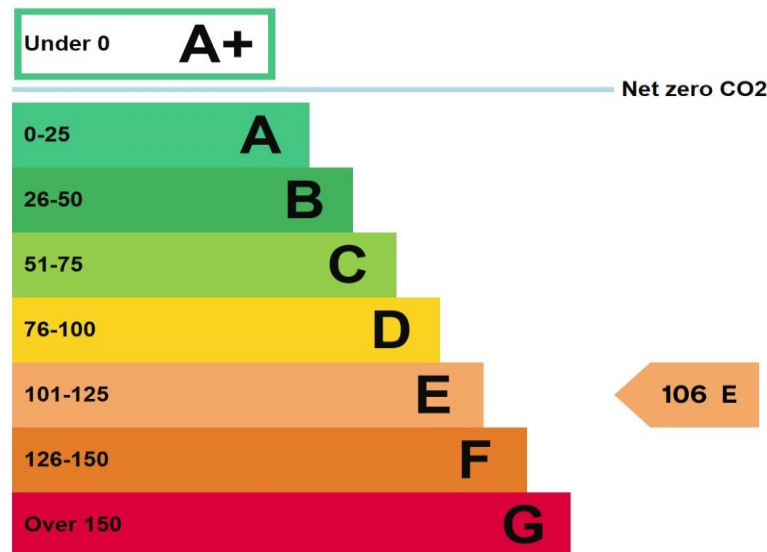
1. Money laundering regulations: intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

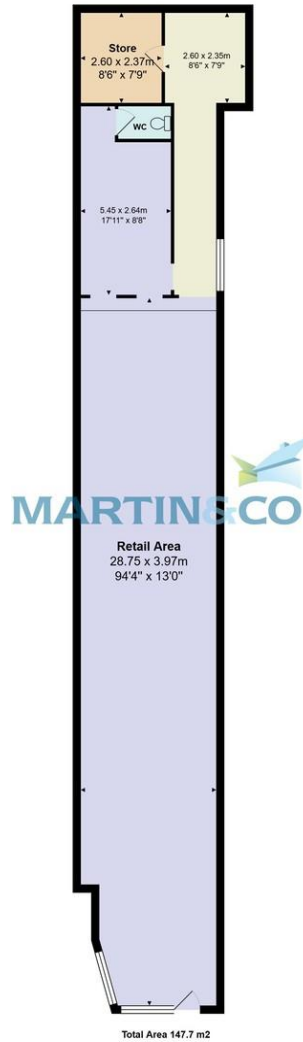
2. General: while we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Martin and Co Bournemouth limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.