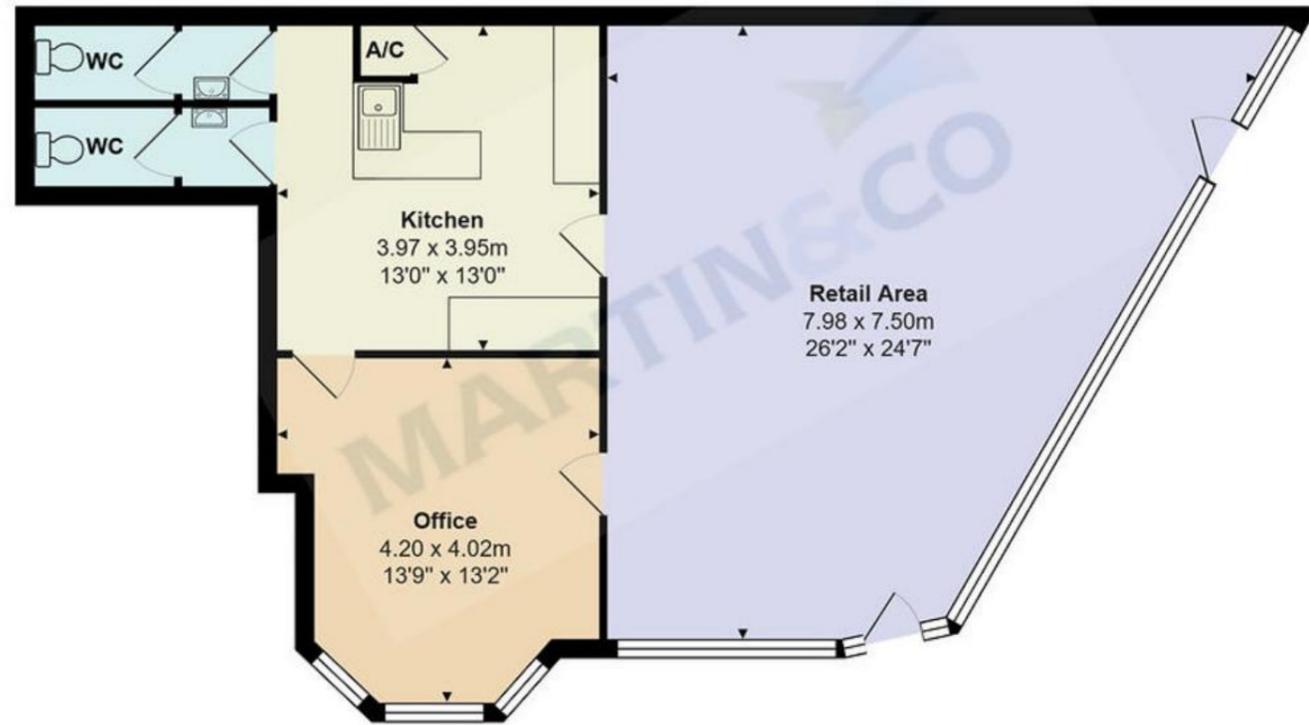


Property Location Springbourne



Total Area: 83.1 m² ... 894 ft²

All measurements are approximate and for display purposes only



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.

Holdenhurst Road, Springbourne

Guide Price £185,000

Martin & Co Bournemouth
 • 192 Seabourne Road • Bournemouth • BH5 2JB
 T: 01202559922 • E: bournemouth@martinco.com

01202559922

<http://www.bournemouth.martinco.com>



Prominent Double-Fronted

Commercial Premises

Highly Visible Position

980 Year Lease

Current Business Over 20 Years

Busy High Street

Two Good Sized Offices

Storeroom

High EPC Rating

Just Under 900sq Feet

Corner Shop



Why you'll like it

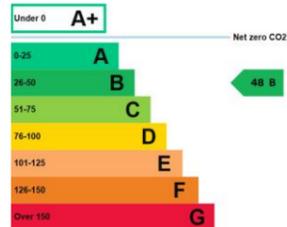
An excellent opportunity to acquire a prominent double-fronted commercial premises situated on the well-established and highly visible Holdenhurst Road, one of Bournemouth's main arterial routes.

The property has been occupied by the current business, Gator Grafix, for over 20 years, highlighting the strength and longevity of this trading location. The double shop frontage provides strong street presence, excellent branding potential and good levels of natural light, making it suitable for a variety of commercial occupiers, subject to the necessary consents.

The premises are offered with a very long lease of approximately 980 years, providing a secure and attractive proposition for owner-occupiers and investors alike. The location benefits from high passing traffic, good public transport links and close proximity to Bournemouth town centre and surrounding residential areas.

This is a commercial property sale and purchasers should be aware that proof of funds will be required. Solicitors experienced in commercial conveyancing should be instructed and interested parties are advised to make their own enquiries regarding planning use, business rates and any VAT implications that may apply. The sale relates to the commercial premises, with any business information available by separate negotiation if applicable.

For further information or to arrange a viewing, please contact the sole selling agents.



Agents Notes -
Lease- 980 Years
SC - £1,224.50 pa

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.

