

FOR SALE

Mixed-Use Investment Opportunity

Deepslade House, Ringwood Road, Bransgore, Hampshire, BH23 8AA

Key Features

- Guide Price £630,000
- Combined annual income £52,888 per annum
- Asset Management Potential
- Prominent Corner Plot & Affluent Catchment
- Excellent road connections via the nearby A35 and A31
- Attractive Net Initial Yield of 8%



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Cumberland House, 15-17 Cumberland Place, Southampton, Hampshire SO15 2BG

Location

Bransgore is a village located on the western edge of the New Forest National Park in Hampshire, offering a prime setting for mixed-use commercial investment. Positioned between the coastal towns of Christchurch and Bournemouth, and the market town of Ringwood, Bransgore enjoys a strategic location with a blend of rural charm and strong regional connectivity.

Excellent road connections via the nearby A35 and A31 provide swift access to Bournemouth, Southampton, and the wider South Coast. Christchurch railway station is approximately 5 miles away, offering direct services to London Waterloo.

Description

The property comprises a terrace of three buildings, all fully let on six tenancies. The properties are mainly two storeys of traditional construction with pitched slate & tiled roofs. Deepslade House provides a ground floor retail unit, with a separate self-contained entrance to first floor offices.

The Corner House comprises an estate agent on part ground floor, with the Post Office, plus a self-contained entrance to first floor offices let mainly to a care company.

The Old Bakehouse is a self-contained two storey building let as a clinic.

There is a car park at the rear, accessed via Betsy Lane.

There is scope for residential use on the upper parts subject to all necessary consents and possession.

Tenancy Schedule

Deepslade House	Tenant	Rent Review & Break	Start Date	End Date	Passing Rent (P/A)
2/3 Deepslade House, Ringwood Road	A & H Burrows t/a Elizabeth's Bakery	03/07/2030	03/07/2025	02/07/2035	£12,000
First Floor Offices, Deepslade House	Trustees of the New Forest Pony Breeding & Cattle Society		28/04/2022	27/04/2028	£7,120

The Corner House	Tenant	Rent Review & Break	Start Date	End Date	Passing Rent (P/A)
First Floor Offices A & B, The Corner House	Care Together Limited		01/06/2022	31/05/2028	£9,768
Unit 2 The Corner House	Slades Bransgore Limited t/a Slades Estate Agents Limited	13/02/2023	13/02/2025	12/02/2035	£8,500
Ground Floor The Corner House	Prince & Nisha Rajguru t/a Bransgore Post Office	09/03/2029	09/03/2023	08/03/2035	£7,500

The Old Bakehouse	Tenant	Rent Review & Break	Start Date	End Date	Passing Rent (P/A)
The Old Bakehouse, Betsy Lane	Anna Osborne t/a Bransgore Chiropractic Clinic		28/03/24	28/03/2028	£8,000

/// What3words: [shrubbery.scrubbing.birthing](#)

Tenure

Freehold

Terms

Offers considered in the region of £630,000 subject to contract for the freehold interest subject to subsisting tenancies.

A purchase at this level will show an attractive net initial yield of 8% after allowance for buyer's costs at 5.133%.

VAT

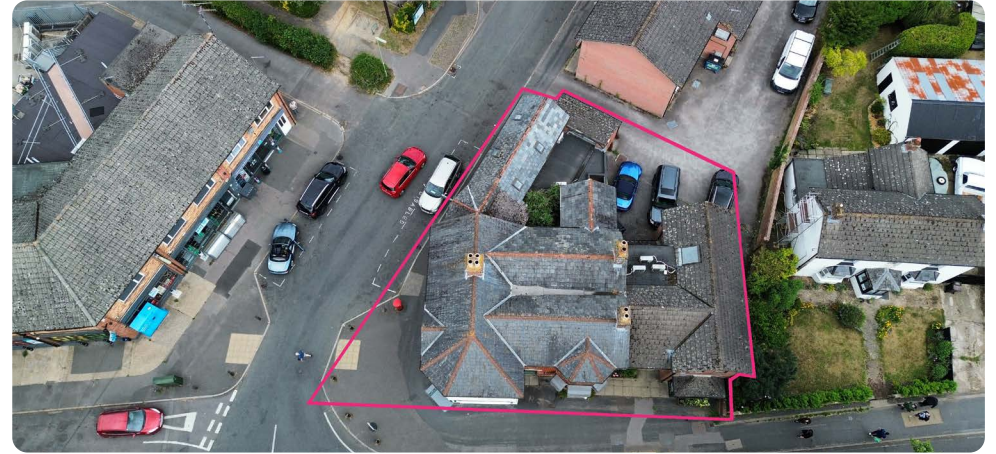
We understand VAT is not applicable.

Accommodation

Floor Areas	Sq Ft	Sq M
2/3 Deepslade House, Ringwood Road	686	63.73
First Floor Offices, Deepslade House	531	49.33
First Floor Offices A & B, The Corner House	464	43.10
Unit 2, The Corner House	585	54.34
Ground Floor, The Corner House	609	56.57
The Old Bakehouse, Betsy Lane	579	53.79

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

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Planning

We believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

EPC

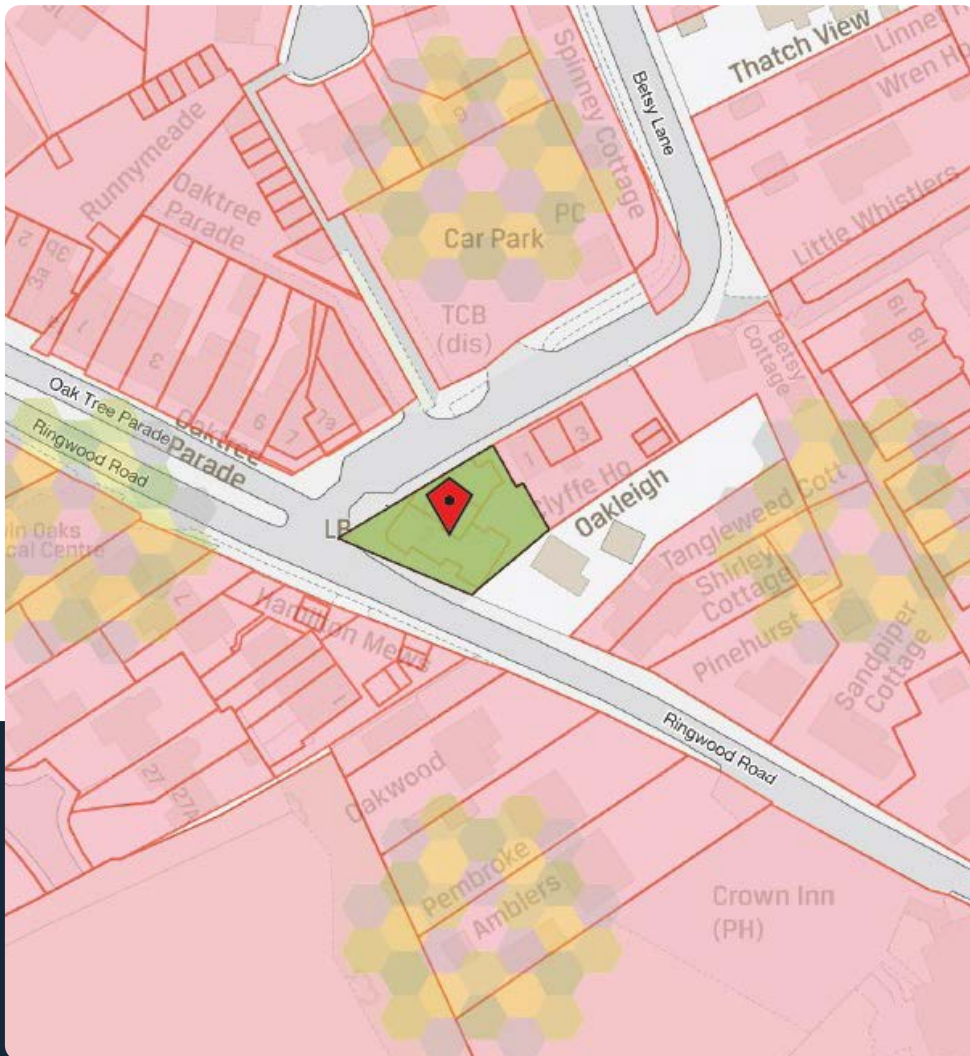
Deepslade House	GF - D (85)	FF - E (106)
The Corner House	GF - C (62)	FF - D (87)
Post Office	B (42)	
The Old Bakehouse	C (74)	

Rateable Value

Deepslade House	GF - £7,200	FF - £4,850
The Corner House	GF & Pt FF - £5,900	Pt FF - £6,600
Post Office	£5,500	
The Old Bakehouse	£5,100	

Money Laundering

All prospective purchasers will need to be verified for 'Anti Money Laundering' purposes prior to issuing memorandum of agreed terms of sale.



Contact Us

To discuss any aspect of this property or the disposal process, please contact the sole agent:

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