

BRIGHTWATER

COMMERCIAL \* LAND \* NEW HOMES

# FOR SALE

# INVESTMENT

# OPPORTUNITY

## Buffalo Mews

- 4.85% Yield
- Renovated In 2023
- Freehold Investment
- Asking Price: £2,545,000
- Total Residential sqft: 6,200
- Walking Distance To Poole Harbour



Scan for more information





**Shanock House**



**Buffalo Mews**



**Wharf Mews**

An exceptional opportunity to acquire three separate freehold investment properties, available either as an individual purchase or as a combined portfolio acquisition, offering flexibility to suit a range of investor requirements. Fully let throughout, the portfolio generates a strong combined annual rental income of £286,920 per annum. 20 - self-contained residential units across the three sites. The properties are located across the highly desirable Bournemouth conurbation and surrounding areas, with locations ranging from Poole through to New Milton, providing excellent regional coverage within one of the South Coast's most established commercial and residential markets.

**BrightWater**

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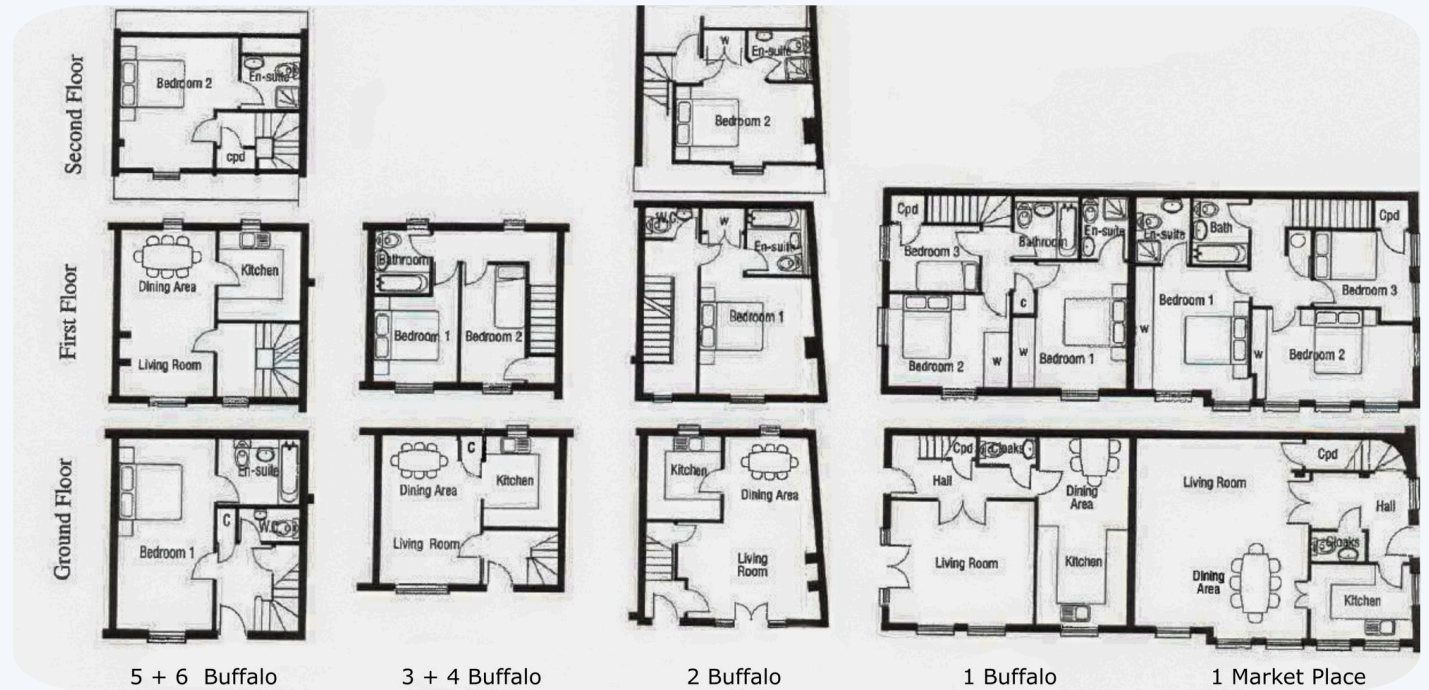
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# Buffalo Mews



This investment opportunity comprising seven fully tenanted houses within a private gated development in the highly sought-after Old Poole district, just 0.3 miles from Poole Quay. The development includes two three-bedroom houses and five two-bedroom houses, ranging from approximately 630 sq ft to 1,123 sq ft, each with allocated parking. Several properties also benefit from fireplaces, while all feature gas central heating. Originally built circa 2000, the entire site was comprehensively refurbished in 2023 with new kitchens, bathrooms and windows throughout. With a strong letting history and minimal voids, the properties currently generate a combined annual rental income of approximately £123,500. The sale also includes the unencumbered freehold of the entire site.

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