

Freehold For Sale Detached Shop (let) and vacant maisonette with development potential (STPP)

**187 Fairmile Road
Christchurch
BH23 2LE**

- ❖ Located in corner location on busy main thoroughfare and bus route
- ❖ Shop currently let (holding over) at £6,600 pax. Vacant large 2/3 bed maisonette on ground and first floor
- ❖ Garden frontage to Walcott Avenue of 125' depth
- ❖ Maisonette in need of some modernisation
- ❖ Possible development potential (STPP)
- ❖ Forecourt parking
- ❖ Price - £350,000 Freehold



LOCATION

The property is situated in a prominent corner position at the junction with Alcott Avenue on the B3073 Fairmile Road which is a main road into Christchurch Town Centre (0.5 miles away) and the Bournemouth, Christchurch Poole conurbation from the A338 Spur Road.

Fairmile Road is a main bus route.

Christchurch is a thriving, attractive market town on the coast with many attributes including the Town's harbour, quay, beaches, nature reserves, Priory and historic buildings and abuts the New Forest National Park with a population of 48,000 and is a popular tourist destination.

Shops include Waitrose, Sainsbury's and M&S Food, Café Nero and Poundland.

ACCOMMODATION AND LEASES

Shop

226 sq ft with return frontage
Forecourt car parking.

Maisonette (Accessed off Walcott Avenue)

Ground Floor

Lounge/Dining Room 15'6" x 12'1"

Archway to

Kitchen

11'7" x 8'4"

Fitted base and wall units and worktops. Double electric over, stainless steel single drainer sink unit. Door to rear garden.

First Floor

Lounge/Bedroom 1 (dual aspect) 15'3" x 14'8"

Bedroom 2

10'7" x 11'7"

Bedroom 3

10'1" x 11'7"

Shower/WC

Double shower cubicle, electric heated towel rail.

The flat has the benefit of UPVC double glazing throughout.

Outside

Store 180 sq ft

Established garden of approx. 125' depth and 35' width with potential for possible development (S.T.P.P)

LEASE

The shop only is currently let at a rent of £6,600 pax (550 pcm) although the lease has expired and the tenant is currently holding over.

We understand from our client that there is no right to renew.

PRICE

£350,000 Freehold

ENERGY PERFORMANCE CERTIFICATE

Shop – Commissioned
Maisonette – Band G Rating – 58 (17)

BUSINESS RATES (source: www.voa.gov.uk)

Rateable Value: Shop £6,100 (April 2023 to present)
Maisonette: Band B

ANTI MONEY LAUNDERING REGULATION

We will need to verify the identity of prospective purchasers and tenants for AML purposes prior to issue of any memorandum of agreed terms. Further details will be provided.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole agents:-



Stephen Chiari
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01202 550245

CODE FOR LEASING BUSINESS PREMISES

The Code strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement.

The Code can be viewed [HERE](#)

THESE DETAILS ARE SET OUT AS A GENERAL OUTLINE FOR GUIDANCE PURPOSES AND DO NOT FORM PART OF AN OFFER OR A CONTRACT. IT IS ESSENTIAL THAT APPLICANTS MAKE THEIR OWN ENQUIRIES REGARDING THE CONDITION OF THE PROPERTY, PLANNING PERMISSION, BUILDING CONTROL, UTILITIES SUPPLIES AND RATES LIABILITY. QUOTED RENTS AND PRICES EXCLUDE VAT (WHERE APPLICABLE). WE HAVE NOT UNDERTAKEN A BUILDING SURVEY NOR TESTED ANY EQUIPMENT, FIXTURES & FITTINGS OR SERVICES SO WE CANNOT VERIFY THAT THEY ARE IN WORKING ORDER AND HAVE APPROPRIATE STATUTORY CONSENTS. INTERESTED PARTIES SHOULD SEEK VERIFICATION VIA THEIR SOLICITOR OR SURVEYOR. SUBJECT TO CONTRACT.



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